

MINUTES

COUNCIL MEETING

Tuesday 27 August 2024
6:30 pm

City Hall
57 Little Malop Street, Geelong 3220

LIVE STREAMED ON THE CITY'S WEBSITE:

www.geelongaustralia.com.au/meetings

COUNCIL:

Cr T Sullivan (Bellarine Ward) - Mayor
Cr A Aitken (Windermere Ward) - Deputy Mayor
Cr J Mason (Bellarine Ward)
Cr E Wilkinson (Bellarine Ward)
Cr M Cadwell (Brownbill Ward)
Cr E Kontelj (Brownbill Ward)
Cr P Murrihy (Brownbill Ward)
Cr B Harwood (Kardinia Ward)
Cr B Moloney (Kardinia Ward)
Cr R Nelson (Kardinia Ward)
Cr S Hathway (Windermere Ward)

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2.5. Planning Scheme Amendment to Introduce Additional Properties in the Heritage Overlay

Source: Placemaking
Executive Director: Tennille Bradley

Purpose

1. To adopt the *Charlemont, Marshall and Waurm Ponds Heritage Study, 2024 (Attachment 1)*.
2. To forward a request to the Minister for Planning to authorise the preparation and exhibition of a planning scheme amendment to include an additional 13 properties in the Heritage Overlay within the Greater Geelong Planning Scheme.

Background

3. In 2021, officers commenced a review of places identified in the Greater Geelong Outer Areas Heritage Study (2001) (GGOAHS) that were not currently included in the Heritage Overlay of the Greater Geelong Planning Scheme. The priority for this review, informed by feedback from the Council's Heritage Advisory Committee, were properties in the suburbs of Charlemont, Marshall and Waurm Ponds, as these areas are now facing pressure from development.
4. A total of 39 places within Charlemont, Marshall and Waurm Ponds identified in the GGOAHS were re-assessed as part of this process. It is recommended that 13 of these places are included in a Heritage Overlay (HO). These places relate to Geelong's agricultural and industrial heritage.
5. Two places are publicly owned, one by the City of Greater Geelong, and the other is a Crown Land Reserve. One other place is owned and managed by an incorporated association, and all others are privately owned.
6. As some time has passed since the preparation of the GGOAHS in 2000, 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.

Key Matters

7. The places proposed for inclusion in the HO meet accepted thresholds for their inclusion. Each place was assessed against the eight recognised heritage criteria (historical, rarity, research potential, representativeness, aesthetic, technical, social, and associative) to determine significance. Two are historical tannery sites – filling a notable gap in the protection of places related to the City's industrial heritage.
8. Owners of the 13 properties recommended for inclusion in the HO were provided with a copy of the draft assessment for informal comment and input in May 2024. Eight responses were received. Of these three were supportive, four were unsupportive and one was undecided. All feedback has been responded to in writing.

9. One property is presently at risk from demolition of the main surviving building. If the process of creating a heritage overlay for the Sparrovale Model Farm is not commenced immediately then that building is unlikely to survive and a key item of our local heritage will be lost. That owner has indicated they will contest the overlay.
10. Generally, property owners who provided informal feedback were concerned about the heritage overlay potentially imposing maintenance requirements and costs or restrictions upon development, and whether the significance of their properties was diminished because they were in poor condition and/or had undergone significant alteration.
11. Of the owners who provided feedback there was no evidence that the place was not of significance to warrant an overlay. Two challenged some factual information, and four provided feedback about proposed overlay boundaries.
12. In response to feedback from owners, the proposed heritage overlay boundaries were revised for two properties - 40 Jendes Lane, Marshall and 35-39 Lemins Road, Waurn Ponds, and explanatory advice on boundaries and consequences was provided for a further two properties - 10 Lemins Road, and 20 Marendaz Road, Waurn Ponds.
13. One place of potential State significance is the *Australian Tannery* located at 40 Jendes Road, Charlemont. This is the largest known tannery ruin in Australia and provides an outstanding opportunity for Council to promote the City's industrial history and heritage.
14. If heritage overlays are endorsed by Council, the City will formally write to owners seeking their views on the overlay as part of the amendment to the Planning Scheme process. Further changes to the overlay may be negotiated at this time.
15. Consideration of the outstanding recommendations of the GGOAHS will be prioritised toward individual places perceived to be of greatest significance and places within development pressure areas. A priority list of places for future heritage assessments has been developed, and a recommendation for a further 40 places to be included on the heritage overlay is expected to be presented to Council by mid-2025.

RESOLUTION - Item 2.5

Cr Mason moved, Cr Cadwell seconded -

That Council:

- 1. Adopt the Charlemont, Marshall and Waurn Ponds Heritage Study, 2024 (Attachment 1);**
- 2. Support the preparation and exhibition of an Amendment to the Greater Geelong Planning Scheme to apply heritage overlays to 13 properties identified in the Charlemont, Marshall and Waurn Ponds Heritage Study, 2024; and**
- 3. Request the Minister for Planning to authorise the preparation and exhibition of the Amendment.**

Carried

Financial Sustainability

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

Community Engagement

17. The community engagement process over the past 12 months included the following:
 - 17.1. Letter to 39 property owners notifying them the City was commencing a heritage study that would consider the heritage significance of their property based on its inclusion in the Greater Geelong Outer Areas Heritage Study, inviting their input.
 - 17.2. Geelong Heritage Advisory Committee review of study findings and draft heritage assessments.
 - 17.3. Follow up submission and meeting with National Trust (Geelong & Regional Branch) to discuss specific issues.
 - 17.4. Consultation with the City's Heritage Advisory Committee to seek feedback on draft Heritage Assessments.
 - 17.5. Letter to owners of 13 properties recommended for heritage overlay, providing copy of draft heritage assessment for their review and feedback.
 - 17.6. 8 responses received; follow up meeting held at request of one owner.
 - 17.7. Follow up meeting with National Trust to discuss approach and recommendations to Council.
18. Letter to owners of 13 properties recommended for heritage overlay, notifying them of recommendation being put to Council that a heritage overlay be created, advising of any changes from draft and outlining 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. Providing a link to the past and gives us a sense of place and cultural identity. Protecting our heritage helps to ensure that this identity and sense of place may be appreciated by present and future generations;
 - 19.5. Protecting the built environment and heritage of Geelong; and
 - 19.6. 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 for Council to satisfy its obligations in:
 - 20.1. Adopting Planning Practice Note 1: Applying the Heritage Overlay, Department of Transport & Planning, a guide to the heritage overlay, including recognised heritage criteria.
 - 20.2. Meeting the objectives of planning in Victoria as 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 interest, or 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 Community Plan and Vision

21. This report aligns with Our Community Plan 2021-2025 strategic priority:
Healthy, caring, and inclusive community.
High-performing council and organisation.
22. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
An inclusive, diverse, healthy, and socially connected community.

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 or other changes.
25. The risk to Council of deferring a decision to proceed at this time is that the last surviving building at Sparrovale Model Farm will likely be lost.

Environmental Sustainability

26. 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 economizing on materials and balancing this against the demands for development.

Attachments

1. Attachment 1 - Charlemont Marshall and Waurin Ponds Heritage Review - Heritage Assessments Study (D [2.5.1 - 23 pages]
2. Attachment 2 - Heritage Assessments v 2 [2.5.2 - 161 pages]

THE CITY OF
GREATER GEELONG

ATTACHMENT 1

CHARLEMONT, MARSHALL & WAURN PONDS HERITAGE STUDY 2024

Executive summary

A total of 39 places within Charlemont, Marshall and Waurn Ponds that had been identified in the Greater Geelong Outer Areas Heritage Study have been re-assessed in this Charlemont, Marshall and Waurn Ponds Heritage Review 2024.

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

- Outbuilding, 10 Lemins Rd, Waurn Ponds
- Hotel Stable, 20 Marendaz Rd, Waurn Ponds
- Homestead, 35-39 Lemins Rd, Waurn Ponds
- Community Hall & Former Schoolhouse, 225 Waurn Ponds Drive, Waurn Ponds
- Memorial Reserve, 270 Waurn Ponds Drive, Waurn Ponds
- Barwonside & Tannery, 81-87 Tannery Rd, Charlemont
- Dwelling, 19 Mornane Rd, Marshall
- Dwelling, 28 Marshalltown Rd, Marshall
- The Australian Tannery, 40 Jendes Lane, Charlemont
- Iolanthe, 61 Tannery Rd, Charlemont
- JF Field Play Park, 1 Marshalltown Rd, Marshall
- Sparrovale Model Farm, Sparrovale Rd, Charlemont
- Sunnyside, 128-138 Tannery Rd, Charlemont

The 13 places recommended for heritage overlay relate to Geelong's agricultural and industrial heritage.

One place of exceptional significance is the Australian Tannery located at 40 Jendes Lane, Charlemont. This comprises the ruin of the largest known tannery in Australia and provides an outstanding opportunity for the Council to promote the City's industrial history and heritage.

CONTENTS

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 practise.
- **SUMMARY SCOPE OF REVIEW**
Location maps and a tabulated summary of the 39 places assessed for their significance; with preliminary owner feedback on draft citations for those places recommended for a heritage overlay.

Attachment 2 incorporates:

- **HERITAGE CITATIONS**
detailed individual heritage citations for the 13 places recommended for inclusion on the heritage overlay of the Greater Geelong Planning Scheme.

Introduction

1. BACKGROUND TO THE REVIEW

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 detail 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; ie many 'old houses' suggested for heritage overlays in the 1990s no longer meet the accepted thresholds for inclusion, whilst other places not deemed significant in the 1990s are today highly-valued and warrant inclusion.

A total of 39 places within Charlemont, Marshall and Waurn Ponds that had been identified in the GGOAHS have been re-assessed within this study, 13 of which are being recommended for Heritage Overlay.

The strategy for prioritising future heritage assessments and considering the outstanding recommendations of the Outer Areas Heritage Study will be prioritised toward individual places perceived to be of greatest significance and places within development pressure areas.

2. METHODOLOGY

The Charlemont, Marshall and Waurn Ponds Heritage Review Heritage Study involved detailed review of the Outer Areas Heritage Study fieldwork, historical research, comparative analysis, and written heritage assessments.

Fieldwork

Fieldwork was undertaken to confirm the current 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 of 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. For places identified as of potential state significance underwent an analysis on a broader (statewide) comparative basis.

Peer Review

The initial heritage assessments were reviewed by internal staff having extensive professional experience in assessments including the Built Heritage Coordinator and Statutory Planning Heritage Advisor.

In response to owner concerns raised on the Sparrovale heritage assessment, an independent peer review was undertaken by Frontier Heritage, the findings of which were addressed through revision of this assessment.

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;
- Meeting with National Trust (Vic) Geelong Branch on receipt of a written submission followed by formal response from the City by letter;
- 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;
- Phone conversations and meetings were held with several owners who raised concerns.

3. ASSESSMENT OF SIGNIFICANCE

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

Criterion A

Importance to the course or pattern of our cultural or natural history (historical significance)

Criterion B

Possession of uncommon, rare, or endangered aspects of our cultural or natural history (rarity).

Criterion C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

Criterion D:

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion F

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

Criterion G

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

Criterion H

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

Significance Thresholds

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

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

State Threshold

Places which are considered significant to the State of Victoria and are worthy for inclusion on the Victorian Heritage Register. These places are the most outstanding examples either aesthetically, architecturally, historically, scientifically, or socially. The place meets this threshold if it has outstanding and/or unique aesthetic and technical value/s, is highly intact and has been compared to similar places on the Victorian Heritage Register, and/or has unique historical associations with events or persons in the history of the community and Shire, the importance of which are considered to stretch beyond local municipal boundaries.

Local Threshold

Places which are considered individually significant to a local area. These heritage places are considered to have had a significant impact in shaping the cultural, architectural, historical and/or social identity of the local community and where applicable, have been compared to other places of State or Local significance (or potential significance). They are

considered to have sufficient significance to warrant a heritage overlay in the Geelong Planning Scheme.

Victorian Heritage Inventory referrals

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

First Nations' Cultural Value Threshold

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

What is Significant? - the Physical Place

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

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

Condition Thresholds

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

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

Integrity Thresholds

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

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

The thresholds applied for the integrity of the fabric are:

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

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

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

Where a place cannot be confirmed as extant

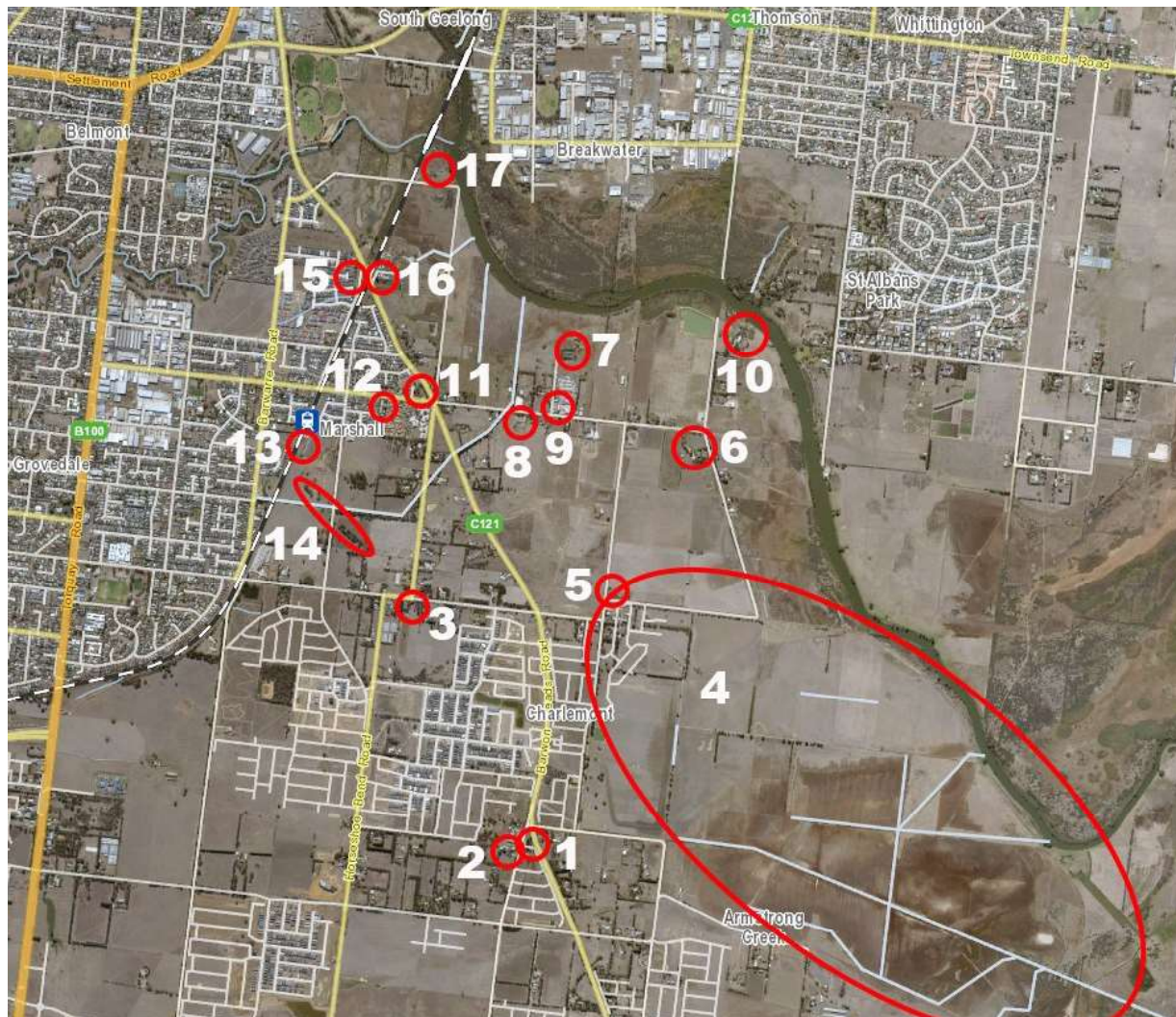
Several places identified in the original study could not be confirmed as still existing, typically from being neither visible from the public domain nor discernible in aerial photography. In such situations, those places are annotated

“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 1 CHARLEMONT & MARSHALL

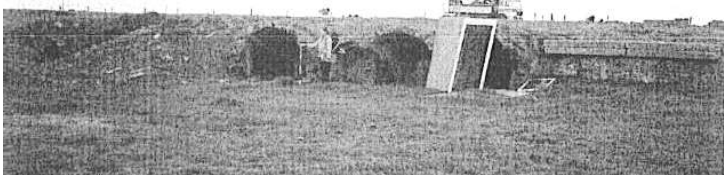
The map below shows the locations of the properties assessed in the Charlemont and Marshall areas.



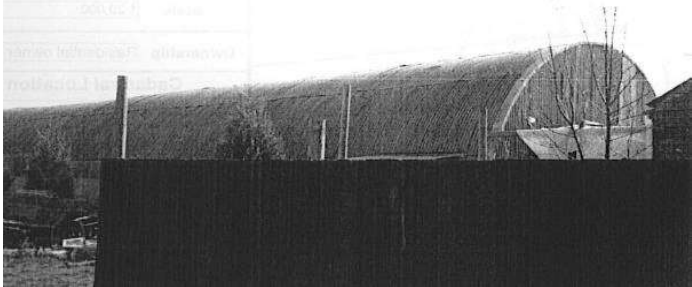
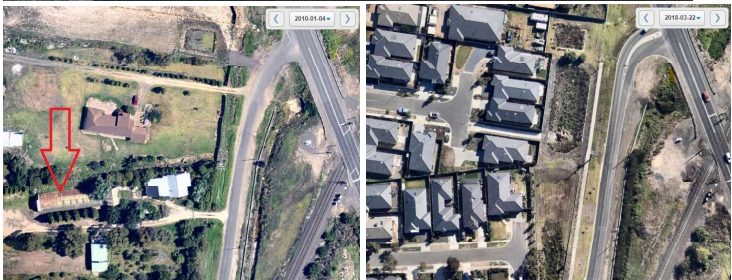
2. STUDY AREA 1 CHARLEMONT & MARSHALL - SUMMARY FINDINGS OF HERITAGE REVIEW

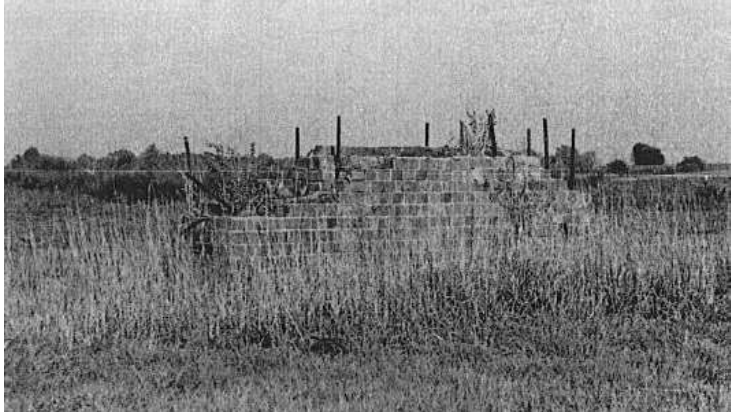
#	Name/Address:	Action:
1	Munro Drive (624 Barwon Heads Road), Charlemont Late Victorian house No longer existing - site now beneath Munro Drive. Nearmap shows this dwelling was demolished between 31/07/21 and 6/10/2021 to facilitate residential subdivision. No trace discernible.	Heritage Citation Prepared: No Recommended for HO: No 
2	10-20 Batten Road, Charlemont Californian Bungalow A modest representative example of interwar Californian Bungalow architecture, this house has low historical and social value beyond that; situated in area of potential subdivision. This house does not meet threshold for local Heritage Overlay.	Heritage Citation Prepared: No Recommended for HO: No 
3	125-141 Horseshoe Bend Rd (178 Reserve Rd), Charlemont Interwar Californian Bungalow A modest representative example of interwar Californian Bungalow architecture, this house appears to have been constructed in unknown location and may have been relocated to the site in c.1990. This house does not meet threshold for local Heritage Overlay.	Heritage Citation Prepared: No Recommended for HO: No 
4a	Sparrovale Road, Charlemont Silo Ruins within Sparrovale Model Farm Complex No longer existing - base remnants of silos have been demolished in preparation for major residential subdivision. Other aspects of Farm to be included in heritage overlay (see below) Wider Sparrovale site remains on VHI for its archaeological potential	Assessment consolidated in (5); already on VHI 

#	Name/Address:	Action:
4b	Sparrovale Road, Charlemont Sparrovale Model Farm Managers Cottage, Flood and Irrigation Management works Refer attached Citation.	Heritage Citation Prepared: Yes Recommended for HO: Yes
		 
5	43-71 (42) Sparrovale Road, Charlemont Victorian House A modest representative example of mid-Victorian architecture. This house does not meet threshold for local Heritage Overlay, aside from which is in a derelict, partly-ruined condition, unlikely to survive beyond the short-term.	Heritage Citation Prepared: No Recommended for HO: No
		
6	128 Tannery Road, Charlemont Residence, 'Sunnyside' Refer attached Citation.	Heritage Citation Prepared: Yes Recommended for HO: Yes
		

#	Name/Address:	Action:
7a	81 Tannery Road, Charlemont 'Barwonside' Early house associated with tannery ruins (see below). Pursued single H/O over both places. Refer attached Citation	Heritage Citation Prepared: Yes Recommended for HO: Yes
		
7b	81 Tannery Road, Charlemont Tannery Ruins, 'Barwonside' Refer Barwonside above Already on VHI for archaeological potential	Included in above; already on VHI 
8	61 Tannery Road, Charlemont 'Iolanthe', Late Victorian style house Refer attached Citation.	Heritage Citation Prepared: Yes Recommended for HO: Yes
		
9	46 Tannery Road, Charlemont Late Victorian style house No longer existing - dwelling has been demolished; no trace discernible in reviewing all lots in vicinity of the address on site visit and air photos.	Heritage Citation Prepared: No Recommended for HO: No
		

#	Name/Address:	Action:
10	40 Jendes Lane, Charlemont The Australian Tannery Ruins Refer attached Citation.	Heritage Citation Prepared: Yes Recommended for HO: Yes 
Photo courtesy J Bantow 2020		
11	1 Marshalltown Road, Marshall J. F. Field Playpark Site of former St Cuthbert's Anglican Church. Includes J.F. Field Memorial Pavilion, tennis court, play equipment and exotic pines and cypress trees. Refer attached citation by David Rowe Owned by City of Greater Geelong Refer attached Citation.	Heritage Citation Prepared: Yes Recommended for HO: Yes 
12	28 Marshalltown Road Late Victorian style farmhouse Intact (and extended) farmhouse) with substantial palm tree. Refer attached citation	Heritage Citation Prepared: Yes Recommended for HO: Yes 

#	Name/Address:	Action:
13	60 Marshalltown Rd (1 Drews Road) Marshall Cement Pipe Factory Ruins Concrete frame and numerous concrete objects, potentially moved near to frame. Within Marshall Station VicTrack area. Added to State Heritage Register VHR entry for the Barwon River Aqueduct in 2023. No further heritage action necessary.	Heritage Citation Prepared: Recommended for HO: Included in VHR Included in VHR
		
14	Marshalltown Road & Drews Road, Marshall Former Racecourse Railway Reserve Evidence of previous use is identified by the narrow, curved, and lineal landscape and tree lines of gums. There is no extant physical or archaeological evidence of former use. Reserve being retained and protected as public open space within Marshall PSP. Recommended for referral to Heritage Victoria for possible inclusion on the Victorian Heritage Inventory.	Heritage Citation Prepared: Recommended for HO: No No
		
15	8 Station Road, Marshall Corrugated Iron Shed No longer existing - Nearmap shows this place was demolished between 04/01/2010 and 09/07/2010 to facilitate residential subdivision. No trace discernible.	Heritage Citation Prepared: Recommended for HO: No No
		 

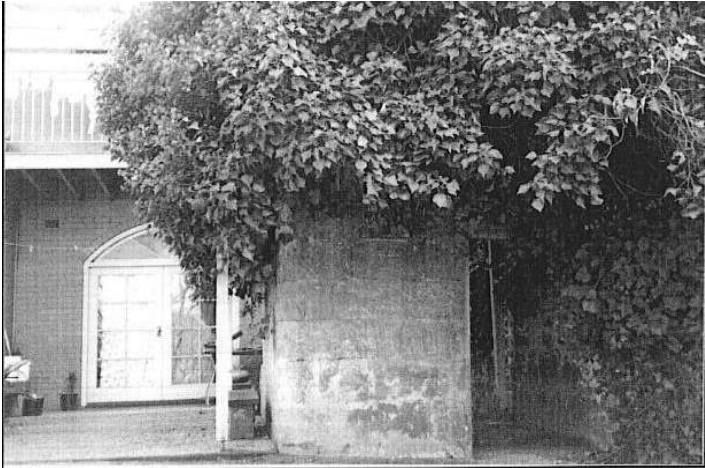
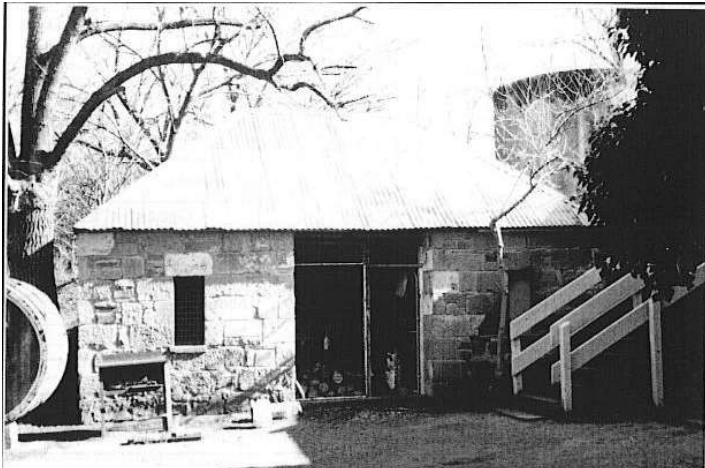
#	Name/Address:	Action:
16	281-319 Barwon Heads Rd (2 Norcott Road) Marshall	Heritage Citation Prepared: No Recommended for HO: No
	Underground Tank The tank is located within a property of no notable historical significance. The presence of the tank could not be corroborated from the public domain and as such it may have been removed or filled in. The 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 of heritage significance on the basis of the current information.	
17	77-107 (55) Woolscour Lane, Marshall	Heritage Citation Prepared: No / already on VHI Recommended for HO: No / already on VHI
	Former Marshall-Mundy Woolscour Ruins Minor historical value but very limited physical remains comprising ~8m long stone wall and earth pile close to river, distant from any public domain. This place does not meet threshold for local Heritage Overlay. Listed on Victorian Heritage Inventory.	

3. STUDY AREA 2 WAURN PONDS

The map below shows the locations of the properties assessed in the Waurn Ponds areas.



4. STUDY AREA 2 WAURN PONDS - SUMMARY FINDINGS OF HERITAGE REVIEW

#	Name/Address:	Action:
1	Vale Farm 65 Kingsbury Lane, Waurn Ponds Lockup Store & Cellar Not visible from public domain or in aerial photography; existence unable to be determined, hence heritage significance cannot be identified. 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.	Heritage Citation Prepared: no Recommended for HO: no
		
2	Vale Farm 65 Kingsbury Lane, Waurn Ponds Blacksmith's Shop (former) Not visible from public domain or in aerial photography; existence unable to be determined, hence heritage significance cannot be identified. 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 additional new information becomes available but precludes it being considered as heritage until such time.	Heritage Citation Prepared: no Recommended for HO: no
		

#	Name/Address:	Action:
3	215 Cochranes Road, Waurn Ponds Weatherboard Outbuilding, Minimalist structure of negligible-nil architectural or representational values, with adaptation for farm use. Minimal historical information; unconfirmed reference to early use as accommodation house. 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 additional new information becomes available but precludes it being considered as heritage until such time.	Heritage Citation Prepared: no Recommended for HO: no
		
4	360-400 Cochranes Road, Waurn Ponds Farmhouse Low architectural or representational values. Minor historical association with quarry managers, McCanns, who owned this property. This place does not meet threshold for local Heritage Overlay.	Heritage Citation Prepared: no Recommended for HO: no
		
5	395 Cochranes Road, Waurn Ponds Quarry OAHS states it is a 'bluestone' quarry (but that stone not evident); includes worked faces of stone (tooling marks no longer evident) and iron extraction and quarrying machinery present (all since removed). This place does not meet threshold for local Heritage Overlay; could be integrate into open space in future redevelopment/PSP planning. Recommended be referred to Heritage Victoria for possible inclusion on the Victorian Heritage Inventory (VHI).	Heritage Citation Prepared: No Recommended for HO: No
		

#	Name/Address:	Action:
6	270 Waurnd Drive, Waurnd Ponds Waurnd Ponds Memorial Reserve, Avenue of Honour Owned by DEECA with a Board of Management. Refer attached Citation.	Heritage Citation Prepared: Yes Recommended for HO: Yes 
7	247 Waurnd Drive, Waurnd Ponds Victoria Inn Ruins Apart from the minor physical evidence documented in the OAS data sheet there are no major or interpretable remnants, trees likely postdate Inn. This place does not meet threshold for local Heritage Overlay. Recommended be referred to Heritage Victoria for possible inclusion on the Victorian Heritage Inventory (VHI).	Heritage Citation Prepared: No Recommended for HO: No 
8	10 Belperroud Road, Waurnd Ponds Federation House, former School Teacher's residence Modest and altered representative example, no notable historical significance. This place does not meet threshold for local Heritage Overlay.	Heritage Citation Prepared: No Recommended for HO: No 

#	Name/Address:	Action:
9	240 Waur Drive, Waur Ponds Hunt's House No longer existing - dwelling has been demolished; no trace discernible in reviewing all lots in vicinity of the address and elevated ground with conifers.	Heritage Citation Prepared: No Recommended for HO: No
		
10	225 Waur Ponds Drive, Waur Ponds Waur Ponds Community Hall & Former Schoolhouse Refer attached Citation	Heritage Citation Prepared: Yes Recommended for HO: Yes
		
11	200 Waur Drive, Waur Ponds House & Outbuildings No longer existing - dwelling and outbuildings have been demolished and replaced by a modern dwelling and shed.	Heritage Citation Prepared: No Recommended for HO: No
		

#	Name/Address:	Action:	
12	110 Lemins Rd (fronts Waurm Drive), Waurm Ponds Lime Burning Kiln and Quarry Already on State Heritage Register VHR H0866, Hermes 22047 No further heritage action required.	Heritage Citation Prepared: Recommended for HO:	Already on VHR Already on VHR
			
13	125 Lemins Road, Waurm Ponds Farmhouse Modest structure of negligible architectural or representational values. Second heritage review of dwelling conducted in April 2024 demonstrated a lack of direct association with historic themes and thresholds. Historically there is very little fabric surviving of the vigneron/orcharding era. This house does not meet threshold for local Heritage Overlay.	Heritage Citation Prepared: Recommended for HO:	No No
			
14	35-39 Lemins Road, Waurm Ponds Victorian Homestead Refer attached Citation.	Heritage Citation Prepared: Recommended for HO:	Yes Yes
			

#	Name/Address:	Action:
15	10 Lemins Road, Waurun Ponds Bluestone Outbuilding, Yurara	Heritage Citation Prepared: Yes Recommended for HO: Yes
	Refer attached Citation.	
16	20 Marendaz Road, Waurun Ponds Stable Ruin, Waurun Ponds Hotel	Heritage Citation Prepared: Yes Recommended for HO: Yes
	Refer attached Citation	
17	55 Waurun Drive, Waurun Ponds Prince Albert Vineyard (former) No evidence of the vineyard or any associated structures remains. The site has been redeveloped.	Heritage Citation Prepared: No Recommended for HO: No NO PHOTO

#	Name/Address:	Action:
18	129-135 Pigdons Road, Waurin Ponds Hermitage Gate & fencing, Christian College Due to the relocation and construction of unsympathetic post and foundations, the integrity of the original wrought iron gates and fence panels have been comprised. The gates do not meet threshold for local Heritage Overlay as a place. Question as to whether they constitute a significant movable/relocatable object that could appropriately be relocated to yet another site in future. National Trust has requested the Gate & Fencing is referred to Heritage Victoria to consider inclusion on Victorian Heritage Register.	Heritage Citation Prepared: no Recommended for HO: no
		
19	76 Pigdons Road, Waurin Ponds Arthur's House, Australian House Museum No longer existing on this site - relocated to 21 Brewongle Ave, Hamlyn Heights following windup of the AHM project.	Heritage Citation Prepared: No Recommended for HO: No
		NO PHOTO
20	76-80 Ghazeepore Road, Waurin Ponds Early Farmhouse Major additions evident and difficult to assess extent and integrity from public domain. Potential landscape values 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 additional new information becomes available but precludes it being considered as heritage until such time.	Heritage Citation Prepared: no Recommended for HO: no
		

#	Name/Address:	Action:
21	152 Ghazeepore Road, Mt Duneed Former Duneed Aboriginal Reserve Owned by Wadawurrung Property Pty Ltd. Progress deferred pending engagement with Traditional Owners Potential inclusion as a H/O First Nation Place. Potential inclusion in Victorian Aboriginal Heritage Register.	Heritage Citation Prepared: TBC Recommended for HO: TBC
		

CITY OF GREATER GEELONG

WADAWURRUNG COUNTRY
PO Box 104, Geelong VIC 3220
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E: contactus@geelongcity.vic.gov.au
www.geelongaustralia.com.au

CUSTOMER SERVICE CENTRE

Wurriki Nyal
137-149 Mercer Street, Geelong
8.00am – 5.00pm

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HERITAGE OVERLAY PROPOSAL & SUPPORTING HERITAGE ASSESSMENT

The following proposed heritage overlay and supporting heritage assessment has been compiled in accordance with Planning Practice Note PPN01: Applying the Heritage Overlay

Heritage Place:	Sparrovale Model Farm	UPI: 421208 228475 389204
Address:	Manager's Cottage: 95-97 Sparrovale Road, Charlemont Farm Landscape: 1-87 Groves Road, Armstrong Creek and 111-215 Sparrovale Road, Charlemont	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	1907-34	
Architectural style:	Federation (Manager's Cottage)	
Typology:	Homestead, civil engineering works, hydraulic engineering works	
Assessed by:	Janine Barrand, Senior Heritage Officer; revised David Scott 23/7/2024	
Peer reviewed by:	(original draft) Frontier Heritage 22/7/2024	

LOCATION PLAN & PROPOSED HERITAGE OVERLAY



Figure 1: Sparrovale Model Farm - location plan and indicative study area. Source: Places Weave Map View, 2024

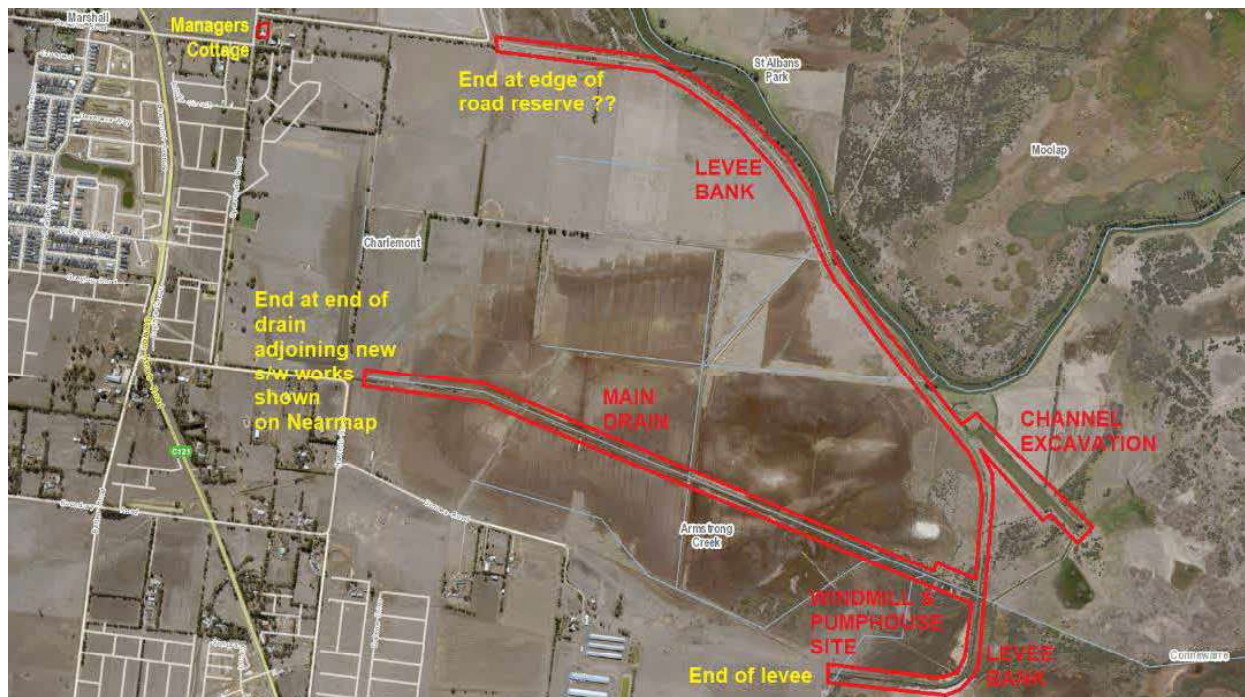


Figure 2: Aerial image of Sparrovale Model Farm showing the proposed overall extent of the heritage overlay inclusive of the Managers Cottage, flood and irrigation control works, Barwon channel excavation. Source: Places Weave 2019



Figure 3: Aerial image of Managers Cottage showing detail of proposed heritage overlay area on approved subdivision. Nearmap, 2022.

HERITAGE OVERLAY - STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT?

The Sparrovale Model Farm is historically significant for its ability to demonstrate the history of model farms and agricultural research facilities around Victoria in the late nineteenth and early twentieth century, as well having a close association with the history of the Geelong Harbor Trust. The historical significance of the Model Farm is embedded in the surviving building fabric of the former Manager's Cottage, along with the historical landforms of the flood and irrigation management works, the incomplete Barwon Channel formation, and the archaeological sites of related farm infrastructure.

Former Manager's Cottage¹

The former Manager's Cottage is a substantial single storey weatherboard farmhouse in the Federation style, built in 1907. The significant remnant attributes of the house are:

- The original 1907 single storey, asymmetrical, horizontal weatherboard house with complex roof forms clad in sheet metal comprising a dominant hipped roof with minor hips and a gable projecting to the side and street frontage
- Return verandah under the dominant hipped roof
- Gable brackets and gable infill (brackets, panelling and battening)
- Early timber framed double hung windows arranged singularly under the verandah, and four panel-entry door with glazed upper panel set in a recess with side and top lights
- Early, altered, unpainted brick chimney (once two) – ornamental chimney top removed (Butler: 44)

Fabric of no significance (reference Butler, pp43-44) includes:

- Introduced skillion wings on the west and south elevations
- Introduced verandah posts
- Double hung sash window on projecting gable

Flood and Irrigation Control Works, Barwon Channel Excavation

The flood and irrigation management works are significant as an example of a major drainage and land development scheme engineered by the Geelong Harbor Trust in 1907-1908, now predominantly situated within the adjoining reserve. The significant remnant attributes of the Model Farm landscape include:

- Pronounced landforms of the Barwon River levee banks
- Incomplete section of Barwon Channel, designed to provide a navigable shortcut along the river, with excavated fill appears to be used as Levee fill.
- Remnants of irrigation pipelines, troughs and excavated drains across paddocks.
- Network of irrigation channels and field drains, including a primary central channel draining east southeast through the levee bank to discharge into Lake Connemara, long paddocks running north-south served by drains either side and border check banks for flood irrigation. Later drainage channels cutting diagonally through this pattern in places.
- Archaeological sites of water pumps, and windmill, noting Sparrovale Model Farm is listed as Victorian Heritage Inventory Site H7721-0443.

HOW IS IT SIGNIFICANT?

The Sparrovale Model Farm is of historical cultural significance to the City of Greater Geelong (Criteria A, B, F & H).

¹ For further details of features of the Sparrovale Manager's House (former) refer to the site inspection conducted by Graeme Butler & Associates in September 2019. Sparrovale Farm Heritage Assessment. Pages 43-44.

WHY IS IT SIGNIFICANT?²

The Sparrovale Model Farm, inclusive of the built fabric of the former Manager's Cottage along with the historical landforms of the flood and irrigation management works and the archaeological sites of related infrastructure has historical significance in demonstrating the early 20th Century approach of the Victorian Government to developing experimental models and techniques to support farming practise across the state, and specifically in demonstrating the establishment and operation of the Geelong Harbor Trust's Model Farm, Sparrovale, between 1906 and 1934. (Criterion A)

The Barwon channel excavation, albeit incomplete, is of historical significance in demonstrating the work of the Geelong Harbor Trust in exploring options to improve maritime/riverine communications along the Barwon River to Geelong. (Criterion A)

The Sparrovale Model Farm is significant as a rare example of Geelong Harbor Trust's farming enterprise. The former Manager's Cottage has individual rarity value as one of only three known farm dwellings associated with model farms in Greater Geelong, along with being the only building to survive in situ remaining of this once substantial farm complex, and whilst it has been altered, its historical significance remains embodied in the surviving original Federation era fabric. Note the other surviving building legacy of Sparrovale is all off-site, the woolshed having been relocated and adapted into All Saints Church at Barwon Heads in the 1930s. Other surviving buildings associated with the Geelong Harbor Trust of the Federation era include the locally significant boat houses at Barwon Heads, which have also been altered and adapted. (Criterion B)

The original layout and site planning of the Sparrovale Model Farm demonstrates a high degree of technical innovation in its layout and use of tramways within the farm complex, as captured in historical plans and of which the former Manager's Cottage is a physical remnant; in the layout of the farm paddocks with their integrated network flood and irrigation control measures, water pumps and windmills, which remain extant as landforms or archaeological sites demonstrating attempts to convert swamps into viable agricultural land; and in the excavation of the Barwon Channel as a navigable shortcut and to generate fill for the levee, drainage and irrigation works at Sparrovale, for its attempt to improve transport communications, and for the utilisation of techniques such as dredging and steam excavators common on large civil works. The role of the Geelong Harbour Trust in bringing this expertise to a role they would otherwise have not been familiar with (namely farming) is highly atypical of such a public body. (Criterion F)

The Manager's Cottage (former) is significant for the strong association with the Geelong Harbor Trust and its' engineer A. C. Mackenzie, reflected in the 1907-1908 farm complex design and civil engineering works. The former Manager's Cottage is significant due to its association with Geelong-born Percy Everett, then draftsman to the Geelong Harbor Trust, who was involved in the design of the Manager's Cottage, being one of the earliest examples of his design input in Victoria. Everett became the Chief Architect of the Public Works Department of Victoria (Criterion H).

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

The place is located on traditional land of the Wadawurrung people, and the eastern part of the site is included within a designated area of Aboriginal Cultural Sensitivity along the bank of the Barwon River, including part of the levee bank and the Barwon Channel. Whilst the southeast part of the site and area around the Managers Cottage include registered Aboriginal sites. The Registered Aboriginal Party (RAP) under the Aboriginal Heritage Act 2006 for this land is Wadawurrung Traditional Owner Aboriginal Corporation (WTOAC).

² The Sparrovale Farm Heritage Review on behalf of the City of Greater Geelong by Biosis, September 2021 has been relied on for the Statement of Significance.



Figure 4: Aerial image showing registered Aboriginal sites and zone of Aboriginal Cultural sensitivity along Barwon river. Places Weave.

HERITAGE OVERLAY - PROPOSED SCHEDULE 43.01 PROVISIONS

External paint Controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
No	No	No	Yes	No	No	No	No

SUPPORTING HERITAGE ASSESSMENT

SIGNIFICANCE ASSESSMENT METHODOLOGY

This heritage assessment was undertaken in accordance with the methodology described in the *Charlemont, Marshall & Waurin Ponds Heritage Review 2024*, prepared by the City of Greater Geelong in June 2024.

The Heritage Assessment draws on site visits, and research and analysis contained in Graeme Butler & Associates "Sparrovale Farm Heritage Assessment", 2019 and Biosis, "Sparrovale Farm Heritage Review", 2021.

The historical notes provided for this assessment are not considered to be an exhaustive history of the site. Butler & Associates, "Sparrovale Farm Heritage Assessment", 2019 includes a detailed chronology.

In respect of the individual heritage assessment criteria listed in Planning Practice Note 1, Sparrovale Model Farm was determined to satisfy the following, as expanded upon in the What/Why/How Statement of significance:

Assessment Criterion	Threshold Satisfied?	Indicative Basis
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance)	Strong local, potentially state Local	Government development of experimental farms to develop practise Development of river transport/navigability
Criterion B Possession of uncommon, rare, or endangered aspects of our cultural or natural history (rarity).	Strong local, potentially state	Government experimental farms are relatively rare, former Managers Cottage is rare surviving experimental farm structure
Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	Potentially marginal local	archaeological evidence of the wider complex layout, outbuildings and tramway network is believed to have been mostly lost through subsequent use and redevelopment; minor research potential may exist through future study of the flood and irrigation control measures. Site remains on the VHI.
Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	Potentially marginal local	Most evidence of the wider complex layout, outbuildings and tramway network is believed to have been lost through subsequent use and redevelopment; a single building and range of landforms and archaeological features remain
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	Nil apparent	Compositional and landscape values of the wider farm complex have been lost through subsequent use and redevelopment
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).	Strong local	high degree of technical innovation in the layout of the farm complex and flood and irrigation control works
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).	Nil apparent	The Geelong Harbour Trust workforce on the farm may once have possessed a relevant attachment under this criteria, however the passage of 90 years since such operation has relegated that to a historical rather than present attribute.
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	Strong local	Demonstrated association of the development of the whole farm with an early C20th public authority - the Geelong Harbour Trust, demonstrated association of Chief Public Works Architect Percy Everett with the Managers Cottage

PHYSICAL DESCRIPTION

The study area for the Sparrovale Model Farm encompasses an area of ~4 km² extending east from Sparrovale Road to the Barwon River and Lake Connemara. Refer Fig 1.

The northwest corner of the Farm area comprises elevated ground above the Barwon River floodzone, which resulted in the complex of farm buildings and extensive landscape plantings being developed there c1906. This area has been redeveloped as part of a suburban subdivision 2022-24, but retains the former Manager's Cottage.

The eastern and southern parts of the Farm area comprise the productive paddocks of the farm, situated behind an extensive levee bank and including an extensive network of flood and irrigation management landforms and archaeological features. Outside the levee to the east is the incomplete Barwon channel excavation, intended to provide a navigable shortcut from one of the Connemara Lakes into the Barwon.

Former Manager's Cottage

The Manager's Cottage is located on the corner of Sparrovale Road and Marlee Drive, Charlemont, the primary facade facing north onto Sparrovale Road.

The single storey horizontal weatherboard house was built in 1907 in the Federation style. The house has a dominant hipped roof with minor hips and a gable projecting to the side and street frontage. These roof forms are clad in corrugated sheet metal. The projecting gable has gable brackets and gable infill (brackets, panelling and battening).

An early, altered, unpainted brick chimney adorns the roofline. Early photographs show that there were once two brick chimneys.

The bank of windows in the projecting gabled wing on the north elevation have been introduced replacing the original paired timber framed casement windows shown in the historic photographs.

Temporary fencing surrounds the site and there are no significant trees or evidence of the original garden layout.

The Cottage has not been actively maintained for many years, there are a number of issues including foundation posts, windows and cladding that has deteriorated consistent with a building of this age upon which little maintenance has occurred in recent years. The Cottage is currently the subject of a planning permit that has a condition requiring the cottage be retained, however it appears from the owner's dilapidation reports that little attempt has been made by the applicant to maintain and secure the Cottage since 2022 as part of the requisite retention. Consequently, there has been extensive damage to exterior walls and windows and the front door has been removed.



Figure 5: Manager's Cottage (former) showing hipped roof forms, gable, and brick chimney (north elevation)
Source: Google Streetview, May 2023



Figure 6: Manager's Cottage(former) showing skillion addition (west elevation)
Source: Google Streetview, May 2023



Figure 7: Manager's Cottage (former) showing hipped roof forms and skillion addition (south elevation)
Source: Google Streetview, May 2023

Tree Plantings

The original Farm complex had a number of mature tree plantings and roadside plantings, all of which have been removed in the residential subdivision works of 2021-22.

In the northern half of the Farm, east of the residential subdivision, there are a number of linear tree plantings that define historical paddock boundaries and drainage lines. Most of these appear from imagery to have a late C20th origin, and are relatively minor or low value specimens, albeit they complement the historical farm layout.

Flood and Irrigation Management Works

The levee is still extant for about four kilometres long extending along the west bank of the Barwon River. At a point where the Barwon River turned east in a broad loop, the opportunity was seen for a channel to be excavated across the head of the loop to form a shorter navigable route up the river and to generate earth fill for use in the levee bank. Only part of the channel was excavated, measuring the order of 500 x 34m x ~4.5m deep.

The significant landscape changes related to the development of the drainage and irrigation and system are still identifiable. The network of field drains, and irrigation channels is also still clearly discernible on aerial photograph, comprising a central channel flanked by long paddocks to the north and south. Each of these is served by drains on either side and border check banks for flood irrigation running north south. Later drainage channels cut diagonally through this pattern in places. The archaeological sites of at least two windmills occur along the levee (Figure 8).



Figure 8: Intersection of drain with levee bank, and site of early windmill. Source: Nearmap 2019

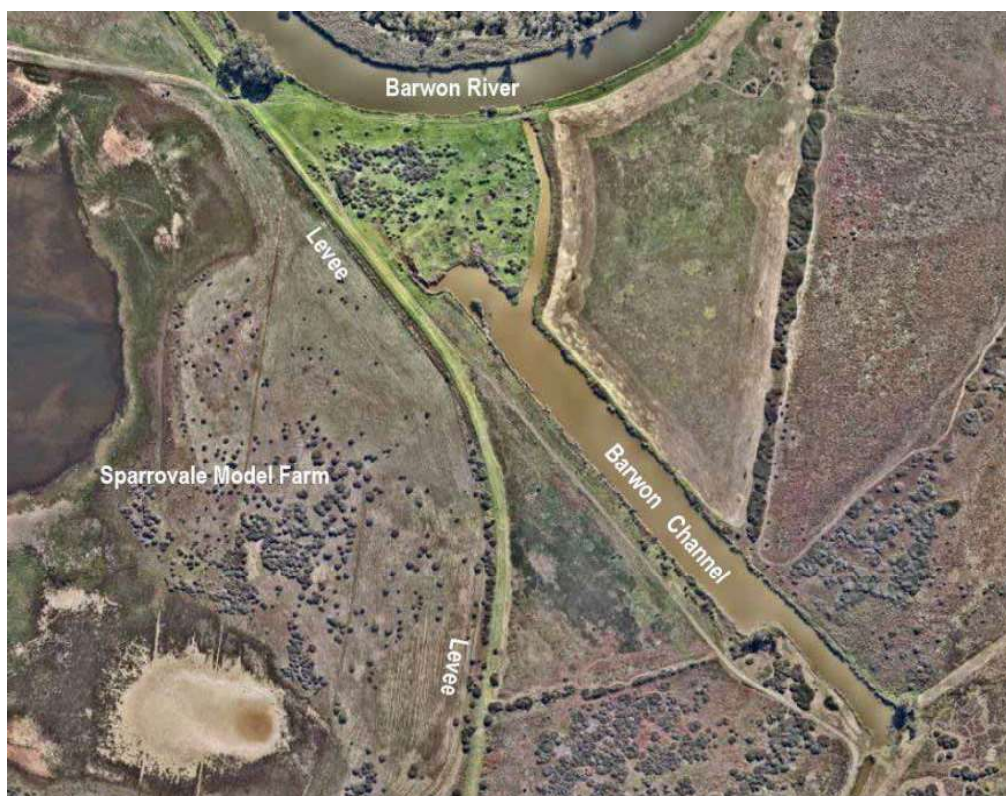


Figure 9: 500 x 34 x 4.5m Barwon Channel excavation and levee bank. Source: Nearmap 2019

PLACE HISTORY

For a detailed Place History refer to Graeme Butler & Associates, Sparrovale Farm Heritage Assessment, City of Greater Geelong, November 2019, pages 20-32.

The main themes relating to Sparrovale Model Farm Manager's Cottage referring to Heritage Victoria's *Framework of Historical Themes* (2010), are:

Building Sparrovale Model Farm (Historic Theme 4)

The property was probably first occupied by European settlers in the 1850s with a 640-acre racecourse marked in the location on the 1850 survey plan by Garrard and Shaw (Figure 10). This became the original Geelong racecourse and by 1878, a branch line of the Marshall Railway ran through the allotment.³



Figure 10: Section of hand coloured cadastral map showing the race course, Garrard & Shaw, 1850
Source: National Library of Australia MAP RM 963

The Sparrovale Manager's Cottage (former) was located on Section 4A Lot 1 (Figure 11).



Figure 11: Part of Subdivision of Geelong Racecourse showing the location of the homestead site. Section 4A Lot 1
Parish of Connewarre, County of Grant, 1906. Source: Courtesy of David Rowe.

³ Ibid Biosis. Page 3.

In 1905 the Geelong Harbor Trust Act (Statute No. 2012) was enacted, and Geelong Harbor Trust constituted. It was reported that “The Trust was established for the sole purpose of managing the port and providing harbor facilities for shipping” however, the old Geelong Racecourse was handed to the Trust to “use as it pleased” the decision being to “work it as a farm”.⁴

The Trust was also given the Connewarre Farmer’s Common. The low-lying salt-ridden flats were proposed to be reclaimed to increase their capital value, and operate a farm from it, thus generating an income to offset Geelong Harbor Trust port operations.⁵

The newly formed Geelong Harbor Trust appointed A. C. Mackenzie as engineer in 1906. With a background in mines and railways in England and China, Mackenzie had been assistant engineer to the Sydney Harbour Trust before bringing his extensive experience to the planning and development of Sparrovale.⁶

An important appointment to his team was ambitious architectural student Percy Everett (1888-1967) who worked as Mackenzie’s architectural draftsman from 1906 to 1910. There is sufficient historical evidence of Everett’s contemporaneous work at Geelong Harbor Trust as well as his own recollections to establish that he had design input into the Manager’s Cottage:

“Mr Trevor Williams and I enjoyed the alternate interest the planning of farm buildings induced, as a respite from Corio Quay...I was more concerned with the homestead, personally: but the farm manager, Mr. William Baird – quite in the manner of a farmer – was more concerned with the efficiency and modernity of the farm structures, than with such a trivial proposition as a homestead. “Leave it to you” was the understatement of that farm development period.”⁷

The 2019 Sparrovale Farm Heritage Assessment concluded from the assessment of the Manager’s Cottage that “Inside the L-shape passage is uncommon and indicates that it was designed by an architect or engineer...”⁸

In 1907 the Geelong Harbour Trust Commissioners published subdivision plans for Sparrovale and reported that “Suitable farm buildings, including a Manager’s Cottage, offices, quarters, stables, creamery, cool stores, milking shed, calf pens, feeding sheds, and pig sties have been erected in the most convenient order...”⁹ A design for the entrance gates dates from 1907. (Figures 12 & 13).

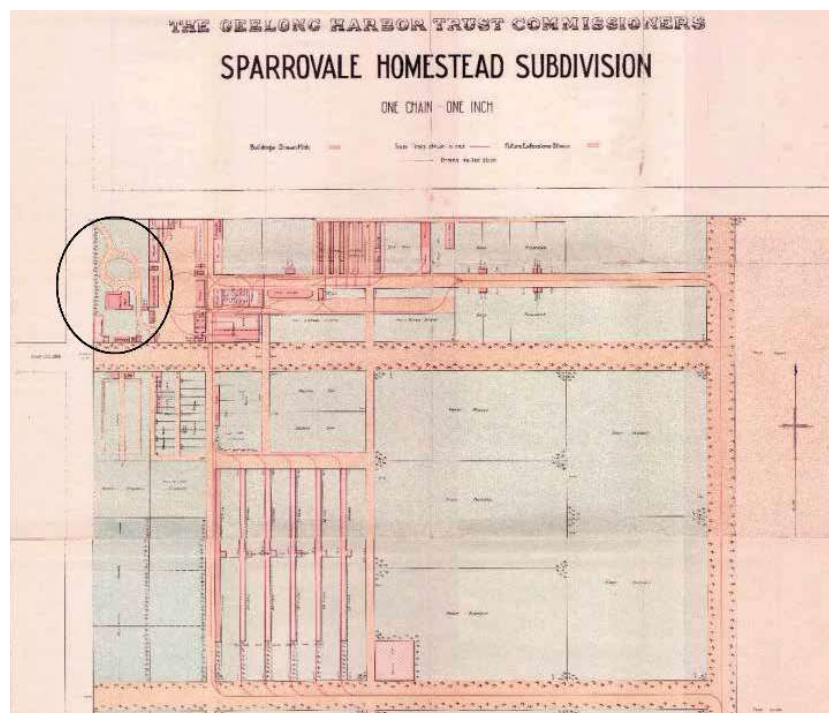


Figure 12: Part of the Sparrovale Homestead Subdivision showing the Manager’s Cottage. The Geelong Harbour Trust Commissioners, 1907
Source: Deakin University Archives

⁴ ‘Geelong Harbor Trust’, *Geelong Advertiser*, 20 November 1908

⁵ Rowe, D., About Corayo: A Thematic History of Greater Geelong, City of Greater Geelong 2021. Page 387.

⁶ ‘Mr A. C. Mackenzie Goes to Melbourne’, *Geelong Advertiser*, 11 March 1913

⁷ ‘Tall Stories, By Percy Everett. The Irrigation Farm at Marshalltown’, *Geelong Advertiser*, 9 February 1961.

⁸ Ibid, Graeme Butler & Associates, page 69.

⁹ Geelong Harbour Trust Commissioners, Annual Report, 1907

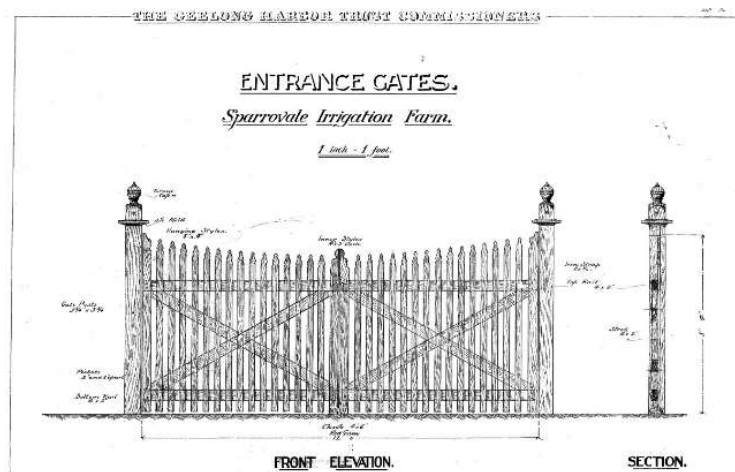


Figure 13: Design for Entrance Gates, The Geelong Harbor Trust Commissioners, 1907
Source: Ian Wynd Collection

Land was cleared, fenced and salt leached from the soil by surface and underground drainage and irrigation. Open channel and agricultural drains were first constructed, and maize crops planted. These works also comprised a large earth levee bank along the edge of the Barwon River to keep out flood waters, and a main drain to take water off the low-lying land. A series of feeder drains were excavated leading into this, and pump stations established at two sites just inside the levee.¹⁰

By 1908 the Sparrovale homestead site had been laid out. Situated on higher ground, the Federation-styled Manager's Cottage had been built in timber and gardens and shrubbery laid out. "On the left of the entrance gate is the manager's residence, round which a flowering garden and shrubbery have been laid out; and on the right is an acre of ground reserved for the future nursery. This latter, and the rest of the horticultural work, is in charge of a practical gardener and forester, who will raise and plant out such trees and shrubs as are required for shelter, ornamentals, and general garden work".¹¹ A suite of later, undated photographs shows fencing and plantings. (Figures 14 to 17). An aerial photograph taken in 1936 by Charles Pratt shows the homestead site. (Figure 19)

There is little detail about the plantations at Sparrovale however a 1920 article report that "At the homestead there is small, homely growth of over-spread wattles, the sickly ones affected with sap-drying and others that are showing signs of top drought should be removed..."¹²



Figure 14: Photograph showing Homestead (Manager's Cottage) & Farm Buildings.
Source: *Illustrated Guide: Geelong and District*, Committee of the Geelong Progress Association, 1908

¹⁰ Ibid Biosis. Page 9.

¹¹ McFadzean, J.S., "A Farm in the Making", *Journal of Agriculture*. Page 493.

¹² 'Sparrovale Plantations', *Geelong Advertiser*, 26 June 1920.



Figure 15: Manager's Cottage with student accommodation adjoining, ND.
Source: Ian Wynd Collection. Courtesy of David Rowe.

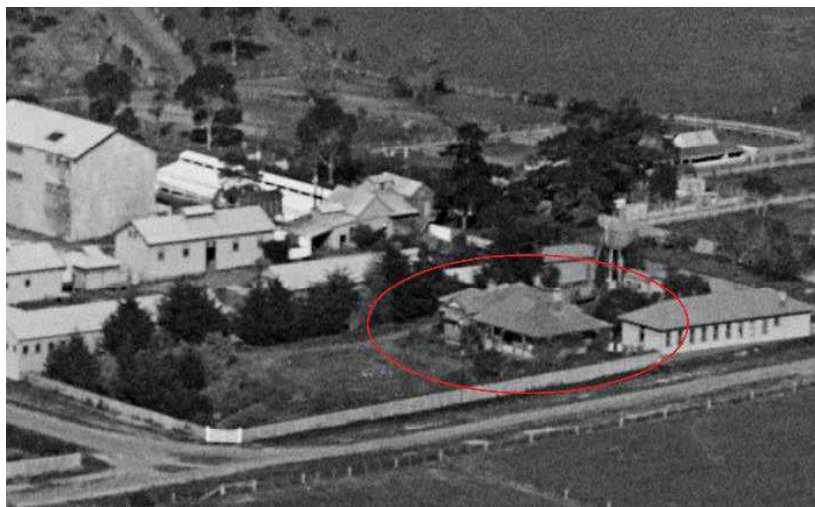


Figure 16: Detail of Sparrovale Farm. Photograph by Charles Pratt
Source: State Library of Victoria

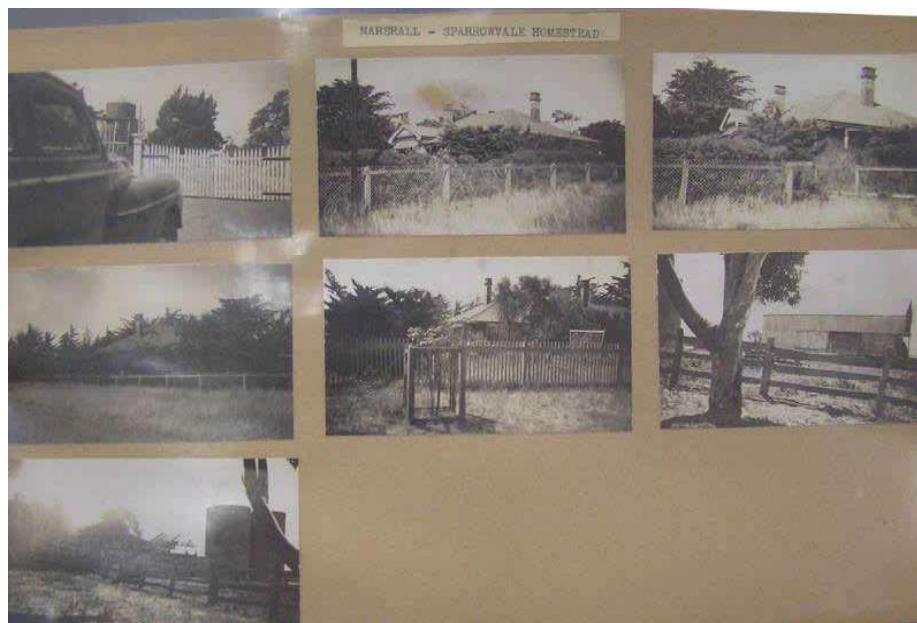


Figure 17: 'Marshall - Sparrovale Homestead', showing views of fencing and landscaping. ND.
Source: Public Records Office Victoria PROV VPRS 242/770

The dairy farm and drainage operations were managed by William Baird under the share system who was chosen “on account of his previous experience and success in such general farm practice.”¹³ The primary focus of farming was on dairy production, although poultry, pigs and maize cropping were substantially developed. The site was highly developed with an array of sheds for the various livestock, dairy facilities, a granary and two concrete silos, along with extensive draining and irrigation works as well as a tramway network to shift materials around the site.¹⁴

Sparrovale was under constant threat of flooding, and after damaging inundations in 1909 and 1911, the Trust decided to protect the property by a levee bank almost three miles long in January 1912. These works comprised a large earth levee bank along the edge of the Barwon River to keep out flood waters, and a main drain to take water off the low-lying land. A series of feeder drains were excavated leading into this, and pump stations established at two sites just inside the levee.¹⁵



Figure 18: Excavation of Barwon Channel to generate a navigable shortcut and fill for the levee bank, Sparrovale, c.1912.
Source: Ian Wynd Collection. Courtesy of David Rowe

The farm was not without its critics who questioned the Trust’s investment in Sparrovale and the process by which farm manager William Baird was appointed. In 1916 the Trust sought tenders for a 10-year lease to satisfy that criticism with Baird successful.

By 1926 the loss on Sparrovale farm was £20,760, and in 1927 an Auditor General’s report noted that sundry debtors included £5,220 owing to the Trust by William Baird, ex-Manager. “From inquiries made this appears to be a bad debt.” William Baird had resigned in June 1926 after a 20-year occupation¹⁶.

Sale of Sparrovale Model Farm & Subsequent Owners (Historic Theme 4)

Following William Baird’s resignation, Geelong Harbor Trust Commissioners invited tenders for the lease of Sparrovale for grazing purposes with Mr C. H. Besley’s offer accepted.¹⁷ Besley acquired the freehold and was the occupying tenant from 1927 to 1932. In 1930 Besley relet Sparrovale to brothers J.B. and T.W. Fowler of Werribee.

After many years of poor returns, and a 1933 Auditor General’s report, Geelong Harbor Trust was reconstituted, with a new Board of Commissioners appointed determined to divest itself of assets “which were not necessary for the fuller development of the Port of Geelong”¹⁸.

Geelong Harbor Trust made plans to sell Sparrovale however in November 1934 it was passed in at auction after receiving no bids at the “upset price of £11,000.”¹⁹ The offers made for improvements such as the workers cottages, fencing, a stable and harness room, and the framework of the cattle shed were so low that the Commissioner’s subsequently offered them for sale.

¹³ McFadzean, J.S., “A Farm in the Making”, *Journal of Agriculture*, 10 August 1908, p.493.

¹⁴ Scott, D., “Sparrovale Farm – Preliminary Heritage Assessment & Issues Arising”, City of Greater Geelong, 21 August 2019.

¹⁵ Ibid Biosis. Page 9.

¹⁶ ‘Finance of the Port. Difficulties in Administration’, *Geelong Advertiser*, 7 January 1928.

¹⁷ “Lease of Sparrovale Farm”, *Geelong Advertiser*, 7 November 1927.

¹⁸ “Sparrovale Farm. No offer at auction”, *Geelong Advertiser*, 30 November 1934.

¹⁹ Op cit.

The Lands Department assumed control of Sparrovale to endeavour to dispose of the property consisting of 1,077 acres with an eight-roomed weatherboard house and buildings. The upset price was £10,500.²⁰ The farm was purchased by William Henry Bailey, and at least some of the buildings were removed by 1935.



Figure 17: Sparrovale Farm, 1936. Photograph by Charles Pratt. Source: State Library of Victoria

Bailey was the owner from 1936 to 1952, when it was purchased by Claude Perkins and farmed until his retirement in the mid-1970s, when the ownership transferred to his son Graham Perkins and family. It was run as a fat lamb and vealer property until 2019 when the acquisition by the City of Greater Geelong took place.²¹

In 2022 the remaining structures in the homestead yard comprising the dairy and stable, and two reinforced concrete silo bases were demolished, leaving the Manager's Cottage (former) as the remaining in situ 1907 structure.

²⁰ 'Sparrovale Farm Sale', *The Argus* (Melbourne), 13 November 1936.

²¹ City of Greater Geelong, *Sparrovale Ngubiti yoorree Wetlands Master Plan*, 2021, p.24.

Percy Everett, Architect – Biographical Note

From Aitken. R., *Edwardian Geelong: an introduction*, Deakin University, November 1977. Page 10.

Percy Edgar Everett (1888-1967) was born at 21 Weller Street, Geelong West, the seventh child of Joseph Everett, a blacksmith from England, and his Australian-born wife, Emma Mary (nee Elliott). As a 17-year-old in 1905 Everett was articled to architect William Henry Cleverdon (1855-1930) in 1906 enrolling at the Gordon Institute of Technology as the first student of architecture^[1] studying at night four nights a week. He eventually became of member of the Building and Architecture Instructional staff.

Everett was next employed by the Geelong Harbour Trust as an architectural draftsman from 1907 to 1910, after leaving the Trust he became a junior partner of Seeley, King & Everett initially working primarily on industrial projects such as woollen mills and factories. In 1912 while with the firm, Everett designed the King Edward VII Sailor's Rest at 3 Moorabool Street, Geelong.

In 1913 Everett embarked on an international study tour returning to join Laird and Buchan remaining an architect in association with the company from 1914 to 1934. Everett moved to Melbourne in 1914 and took up the position of Headmaster of the Brunswick Technical College in 1916.

Percy Everett is most well-known for his role as the Chief Architect of the Victorian Public Works Department. Appointed in 1934 Everett was responsible for the construction and maintenance of the State's public buildings, including courthouses, police stations, prisons, psychiatric hospitals, schools, and tertiary institutions.

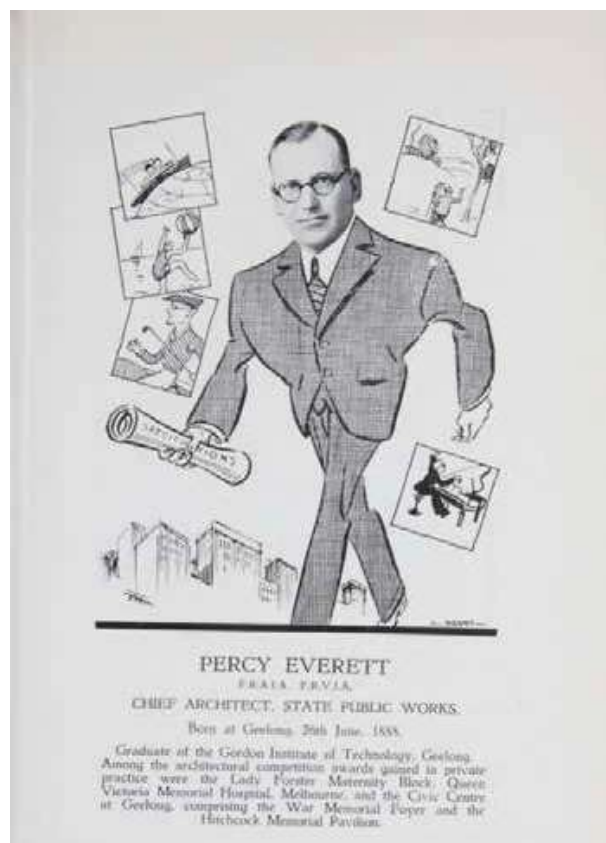


Fig 18. 500 Victorians, 1934. Source: National Library of Australia

^[1] Aitken. R., *Edwardian Geelong: an introduction*, Deakin University, November 1977. Page 10.

CONDITION

Former Manager's Cottage - Recent photographs indicate that Sparrovale former Manager's Cottage is in poor condition. There is evidence of missing and deteriorated weatherboards, broken windows, missing front door and graffiti, with the owner claiming the floor substructure and portions of wall structure are unsound.

Channel, Flood and Irrigation Management Works - The Barwon Channel and network of irrigation and drainage channels are still evident as landforms. A lack of maintenance over many decades has resulted in degrees of erosion and revegetation but given the nature of these formations they will remain evident for many years without maintenance.

INTEGRITY

Former Manager's Cottage - The Sparrovale Manager's Cottage (former) has moderate integrity, with key features of the Federation style discernible including the complex roof forms, double hung windows, gable brackets and gable infill (brackets, panelling and battening) and four panel-entry door with glazed upper panel set in a recess with side and top lights.

The most obvious changes are introduced windows to the projecting gable, removal of one of the two unpainted brick chimneys, and removal of window hoods, timber verandah fretwork and balustrading.

Former Manager's Cottage

Poor	Deterioration of fabric very noticeable, with possible structural deterioration as well	Moderate	Original and/or early fabric clearly discernible, but a number of minor modifications noticeable
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Channel, Flood and Irrigation Management Works - The levee remains a prominent major landform, about four kilometres long extending along the west bank of the Barwon River.

The significant historical landforms related to the development of the channel, irrigation and drainage system are still identifiable. The network of field drains, and irrigation channels is also still clearly discernible on aerial photograph, comprising a central channel flanked by long paddocks to the north and south. Each of these is served by drains on either side and border check banks for flood irrigation running north south. Later drainage channels cut diagonally through this pattern in places.²²

Channel, Flood and Irrigation Management Works

Good - fair	Varies: Minor to modest deterioration of fabric noticeable	Moderate	Original and/or early fabric clearly discernible, but a number of minor modifications noticeable
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CONSERVATION RECOMMENDATIONS

Former Manager's Cottage - If reasonable maintenance is not undertaken on this building soon then it will be lost through natural or human causes. Presently there is an extensive range of non-structural repairs that are required, which are predominantly due to deterioration that has occurred since the building was last inhabited in 2021-22. Dilapidation reports provided by the owner indicate some minor structural works such as restumping and wall framing repairs are required, the amount of which required has increased since 2021 – albeit these would not have escalated if the building had been maintained. Opportunities are available to repair/replace the original windows, verandah detailing, and other missing original fabric as shown in the historic photographs. Later additions, such as the skillion wing on the west side can be removed.

Channel, Flood and Irrigation Management Works – these features can be allowed to 'grow old gracefully' within their context as a drainage reserve and nature area. Developmental works that impact these features should be avoided, and minor vegetation of drainage control maintenance works may be required periodically..

²² Ibid. Biosis. Page 17.

COMPARATIVE ANALYSIS

The comparative analysis demonstrates the historical significance and rarity of the Manager's Cottage (former) by providing examples of model farms dating from the mid-nineteenth century.

The State Research Farm, c.1912, at 600 Sneydes Road, Werribee (VHI H1961) retains a complex of buildings including a farm office, silos, and former dairy and stables however, the Manager's residence was destroyed by fire in 1991.

In the Marshall area the Sparrovale Manager's House (former) is the only early 20th century example, other surviving manager's residences such those at 'Greenbank', 1852, 40 Jendes Road and 'Barwonside', 81 Tannery Road, c1860 are earlier and associated with tanneries.

The early 20th century work of Geelong Harbor Trust is illustrated through the altered and relocated boat sheds now located in Barwon Heads and adaptive use of the former Sparrovale woolshed. All have been recognised through heritage overlay.

Percy Everett's early development as a draftsman and architect with Geelong Harbor Trust, and work undertaken for his father Joseph on dwellings in Geelong West demonstrate his experience with domestic design at the same time he was working on the Sparrovale Manager's Cottage. Everett's regular column 'Tall Stories' published in Geelong Advertiser in 1960 and 1961 are relied upon as evidence in the comparative analysis.

The more restrained design of the Manager's Cottage (former) is possibly as a consequence of Everett's junior status with Geelong Harbor Trust and that he was likely to have been under the direction of A. C. Mackenzie as well as the constraints of time and cost.

Other Model Farms in Greater Geelong

There were five model farms known to have been operating in the Geelong area between the 1860s and 1930s, with three timber homesteads surviving including the former Manager's Cottage at Sparrovale.

It is not known whether any original fabric survives. No heritage overlay applies.

'Murradoc' House, 1871, Founds Road, Drysdale

A well-known mixed farm on the Bellarine Peninsula in the 1860s was Jonas Levien's 'Murradoc Farm' on Founds Road, Drysdale. On 640 acres he grew grains, potatoes, and seeds as a 'model farm' with guano procured from nearby Mud Island to fertilise his crops. In 1871, the architect Andrew McWilliams designed a cottage for J.F. Levien that was later known as 'Murradoc House'. Today, Levien's previous farm is the location of Scotchmans Hill Winery.²³



Chevy Homestead (n.d.) [c/1918].

Source: News of the Week, Bellarine Shire collection, Bellarine Historical Society.

'Chevy' Homestead, c.1853 Fenwick Street, Wallington

At 'Chevy', Fenwick Street, Wallington, David Rhind, experimental farm cultivator, stockbreeder, and dairy farmer established an extensive model farm which included a dairy herd. Originally part of Fairfax Fenwick's Chevy Estate including his homestead built in c.1853, Rhind purchased his 3000-acre property in 1886. The land included leased dwellings, vineyards and other farming properties between Lake Connewarre and Curlewis as well as Wallington. Rhind appears to have made changes to the original homestead with the construction of substantial Victorian Italianate styled additions.

It appears that the dwelling survives. No heritage overlay applies.

²³ Rowe, D., *About Corayo: A Thematic History of Greater Geelong*, City of Greater Geelong, 2021. Page 376.



Avondale, Source: Google Maps, 2023

'Avondale' Residence, c.1870

2 Church Road, Bellarine

HO1546 C Listed – Local Significance

'Avondale' is a surviving example of mixed farming on the Peninsula. Owner Robert Willey farmed 80 acres, employing labour, and producing a variety of produce, keeping a herd of dairy cattle, calves, pig, and poultry. Willey specialised in seed growing for farm and domestic use including peas, onions, lettuces, carrots, and vegetables of all kinds laid out in sections or plots.

The residence is a double fronted clad with weatherboards, with a hipped and gable roof clad with corrugated iron, and two projecting gables with a verandah in between.



Plan of proposed model farm at St Albans

Source: *About Corayo: A Thematic History of Greater Geelong*, City of Greater Geelong, 2021

St Albans, 1873

6-30 Homestead Drive, St Albans Park

VHR HO373

St Albans has been associated with the attempt to establish a model farm in 1902 and 1923.

A model dairy farm was established at St Albans in 1902 including commercial creamery.²⁴

In 1923 the proprietor of St. Albans made an offer to let his property including land, stock, and plant to be controlled as a model farm by the Geelong Agricultural and Pastoral Society. "He was led to make the offer by the number of applications from persons who desire to gain experience by working on his farm."²⁵

Other designs commissioned by Geelong Harbour Trust

The work of Geelong Harbor Trust encompassed major projects such as the Corio Quay Freezing Works and smaller bespoke designs for boat houses. Important to the comparative analysis are two projects demonstrating how smaller initiatives have been adapted. Their local significance has been recognised through heritage overlay.



All Saints Church (former wool shed, Sparrovale), 1998.

Source: David Rowe

All Saints Anglican Church, 1907-1935

61-63 Hitchcock Avenue, Barwon Heads

HO1683 C Listed – Local Significance

The gabled timber building is the former woolshed relocated from Sparrovale in 1935 when it was altered and extended as part of its conversion into an Anglican church building. Even with its relocation and alterations, the historical significance of the place (its associations with both Sparrovale and the Anglican Church at Barwon Heads) is embodied in the physical fabric.

²⁴ 'A Model Dairy Farm. The St. Albans Estate', *Geelong Advertiser*, 13 June 1902.

²⁵ 'Geelong. Proposed Model Farm', *Geelong Advertiser*, 13 April 1923.



10-12 Ewing Blyth Drive, Barwon Heads, 2020.
Source: David Rowe



20 Ozone Road, 1998. Source: David Rowe.

Former Boat Sheds, Barwon Heads, c.1913

The former Boat Sheds located at 10-112 Ewing Blyth Drive and 20 Ozone Road, Barwon Heads were originally built on the Barwon Heads foreshore in c.1913 to a standard design developed by A.C. Mackenzie, Geelong Harbor Trust engineer.

The boat sheds were relocated to Ewing Blyth Drive and Ozone Road in 1936-37, and altered and adapted into dwellings. The sheds have therefore experienced noticeable alterations and additions but historically have significance as a physical legacy of their now-rare structures in Greater Geelong.

The sheds on both properties have experienced further change as parts of recent developments but the originally-intended boat shed appearance remains discernible.

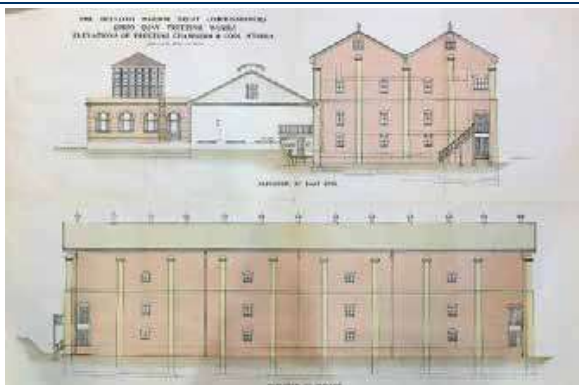
They are identified by HO1649 and HO1694.

C Listed – Local Significance

Other Percy Everett Designs of the period

Geelong Harbour Trust

Percy Everett was employed by the Geelong Harbour Trust from 1906 to 1910 working on projects of scale such as the Wool Dumping Store, Yarra Street Pier, 1908 and Corio Quay Freezing Works, 1909. The more restrained nature of the Sparrovale design is possibly as a consequence of Everett's junior status with Geelong Harbor Trust and that he was likely to have been under the direction of A. C. Mackenzie. Junior at GHT I Ashby study



Corio Quay Freezing Works, Elevations of Freezing Chambers & Cool Stores, The Geelong Harbor Trust Commissioners, 1909. Source: Special Collections, Deakin University Library

Corio Quay Freezing Works, 1909

Percy Everett was responsible for designing one of the units (power house?) and supervised the construction of the Cool Store.

In Tall Stories, Everett says:

*"In those days, one would work on details of the project during the morning and proceed to the quay – by buggy or launch – with the drawings, ... But that personal contact with the foreman, on the site, worked wonders."*²⁶

The Freezing Works were destroyed by fire in 1984.

²⁶ Everett, P., 'Tall Stories. Corio Freezing Works Power', *Geelong Advertiser*, 18 January 1961.



Osborne House showing east elevation, 51 Swinburne Street, North Geelong

Source: Lovell Chen, Conservation Management Plan, Osborne House and Stables, City of Greater Geelong, 2009. Page 96.

Osborne House, 1910-11
51 Swinburne Street, North Geelong
 VHR H1101 H7721-0064

In 1909 Osborne House was sold to Geelong Harbor Trust for £6000²⁷ with the intention of leasing the building for three to five years. Percy Everett was given the task “to plan and supervise extensions to the old homestead”²⁸ Everett designed the two-storey addition to the east elevation, with an open plan dining room/ballroom below and six bedrooms above.²⁹

“It was a welcome diversion, during the final structural odds-and-ends required in the planning and supervisory duties associated with a meat-works, to be entrusted with the more dignified procedure involving residential planning with masonry.”³⁰

Domestic Dwellings, Geelong West

Percy Everett’s father Joseph Everett was a successful carriage builder in Mercer Street who also established a building business that included landholdings in Geelong West. Based on evidence from Percy Everett’s “Tall Stories” column dated 31 December 1960³¹ and historical evidence that these dwellings were built by Joseph Everett some for Everett family members, there is a high probability that they also represent some of Percy’s early works.



19 Weller Street, Geelong West

Source: Ashby Heritage Review Stage 2: Database of Waterloo Heritage Places, City of Greater Geelong, 2010

19 Weller Street, Geelong West, 1907

Contributory Significance HO1962

19 Weller Street is of interest for its Art Nouveau band in the gable end – as shown in the photo of 1986. The sinuous detailing might reflect some of Everett’s own work where he had greater design freedom compared to the more chaste Manager’s Cottage (former) at Sparrovale (where he might have been constrained by the engineer).

²⁷ ‘Osborne House. Taken over by Geelong Harbor Trust’, *The Age* (Melbourne) 10 August 1909.

²⁸ Everett, P., ‘Tall Stories. Osborne House, North Geelong’, *Geelong Advertiser*, 1961

²⁹ Lovell Chen, Conservation Management Plan, Osborne House and Stables, City of Greater Geelong, 2009. p. 94.

³⁰ Op Cit., *Geelong Advertiser*, 1961

³¹ Everett, P., ‘Tall Stories’, *Geelong Advertiser*, 31 December 1960.

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'Osborne House. Taken over by Geelong Harbor Trust', *The Age (Melbourne)* 10 August 1909.

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'Geelong. Proposed Model Farm', *Geelong Advertiser*, 13 April 1923.

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'Sparrovale Farm Sale', *The Argus (Melbourne)*, 13 November 1936.

LOCATION DETAILS & HERITAGE OVERLAY

Revised 24/7/2024

Heritage Place:	The Australian Tannery	UPI:
Address:	40 Jendes Lane, Charlemont	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	1852 – 1870	
Architectural style:	Victorian	
Typology:	Industrial ruin	
Assessed by:	Janine Barrand, Heritage Project Officer; revised 24/7/2024	
Peer reviewed by:	David Scott, Built Heritage Coordinator	



Figure 1: Location plan showing 40 Jendes Lane highlighted. Source: Places Weave Map View, 2023



Figure 1: Proposed Heritage Overlay Area. Source: Places Weave Nearmap, 2023.

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

The Australian Tannery complex are significant due to their association with owners Joseph and Sharp Brearley, Alexander Gray, owner of Albion Woollen Mills and architect and Surveyor Robert Smith Tuffs. (Criteria G & H).

WHAT IS SIGNIFICANT?

The Australian Tannery complex ruins at 40 Jendes Lane, Charlemont are of historical cultural significance as the site of the largest tannery operation in Australia. The significant features of the place include the physical evidence having the ability to demonstrate at least four major developmental phases in the evolution of Brearley Brothers Australian Tannery, including the sites of:

- the 1864/5 Tannery,
- the 1867 Drying Sheds,
- the 1869 East Wing addition to the Tannery, and
- the 1870s West Wing addition to the Tannery.

These include substantial brick and bluestone basement walls and foundations covering a site area of around 70 x 50m inclusive of up to 150 tanning pits enclosed by walls several metres in height and ~600mm in width.

Whilst most of the collapsed rubble from the upper storeys of the tannery has been collected, there remains potential archaeological deposits within the footprint of the tannery having the potential to inform our understanding of C19th tannery operations. The research potential of the Australian Tannery ruins are recognised through their inclusion on the Victorian Heritage Inventory (H7721-0440).

The former Tannery Manager's Cottage ('Greenbanks') is excluded from this overlay. Whilst the earliest portion of it is associated with the tannery operation, it has been subject to extensive alterations and additions.

HOW IS IT SIGNIFICANT?

The Australian Tannery Ruins are of historical and scientific significance (Criteria A & C), and associative significance (Criteria & H) to the City of Greater Geelong, and potentially the State of Victoria in respect of Criteria A & C.

WHY IS IT SIGNIFICANT?

The Australian Tannery Ruins are historically significant for their ability to demonstrate the development of tanning and fellmongering within Australia during the second half of the 19th century; research to date indicating the Australian Tannery was the largest tannery operation in Australia. The Australian Tannery Ruins are of additional historical significance within Greater Geelong in demonstrating evidence of the largest remnant industrial site within Greater Geelong and the concentrated development of industrial activity along the Barwon River in the late 19th Century. (Criterion A)

The Australian Tannery Ruins possess one of the most extensive archaeological structural formations, and potential archaeological deposits within the footprint of the tannery, of 19th century tannery within Victoria,. These have the potential to make a substantial contribution to our understanding of 19th century tannery construction, operation, and workforces associated with a previous 1852 tannery on the site and the main 1860s-1900s tannery development that is evident today. Additional research potential is evidenced in the extensive contemporaneous newspaper accounts, illustrations, and photography. (Criterion C).

The Australian Tannery Ruins are significant for their association with Joseph and Sharp Brearley who industrialised their business by introducing the latest technology to the tannery operations improving working conditions and productivity. Joseph and Sharp Brearley were actively involved in Geelong Town Council and South Barwon Council as elected officials. The place is significant due its association with Alexander Gray, proprietor of Albion Woollen Mills who owned the Tannery. The Australian Tannery is significant due to its association with architect and Surveyor and Supervisor of Public Works, South Barwon Shire Council, Robert Smith Tuffs. Tuffs designed notable buildings and structures in Geelong including the drying shed and western and eastern wings of the Australian Tannery for the Brearley Brothers. (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).

The southern bank of the Barwon River, inclusive of the entire area upon which the Australian Tannery complex was developed has been identified as an area of Aboriginal Cultural Sensitivity in ACHRIS.

In 1902 *Geelong Advertiser* reported that an Aboriginal skeleton was discovered at 'Green Banks' and taken into the possession of Senior Constable Arthur¹. As human remains, such a site would possess high-level cultural values to the Wadawurrung traditional owners. However, there being several properties in the area with a name like 'Greenbank', it is unclear whether this discovery was in the vicinity of 40 Jendes Lane or elsewhere. Further investigation and consultation with Wadawurrung Traditional Owners Corporation is necessary to confirm any specific sites or cultural values at 40 Jendes Lane.



Figure 3: Zone of Aboriginal Cultural Sensitivity with 40 Jendes Lane highlighted. Source: Places Weave Map View, 2023

¹ 'Town Talk', *Geelong Advertiser*, Tuesday 25 February 1902.

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

The Australian Tannery

The Australian Tannery Ruins are situated on the south bank of the Barwon River 2.5km downstream of Breakwater Bridge, on a lot of approximately 5.6ha.



Figure 4: Features Plan of Australian Tannery showing building sites with developmental phases coloured.
Source: Places Weave Nearmap 2022



Figure 5: Aerial view from north/river showing building sites labelled as per Features Plan.
Charles Pratt 1930. Source: State Library of Victoria

The former Tannery complex is situated on slightly elevated ground ~40m from the edge of the Barwon River. The main remains comprise brick and bluestone basement walls and foundations, and 150 tanning pits (presumably masonry lined with cement) tightly concentrated within an area of 70 x 50m. Outbuilding sites, some associated with the tannery, some probably with subsequent rural use, are spread across a wider area of 150 x 50m.

The main structural remains are associated with the following built developments:

- the 1864/5 Tannery,
- the 1867 Drying Sheds,
- the 1869 East Wing addition to the Tannery, and
- the 1870s West Wing addition to the Tannery.

It may also include archaeological evidence of a previous c1852 Tannery.

A c1990 Stable was created by erecting a galvanised iron roof over four tanning pits that form the western wing; doorways were cut through the stone foundation to provide access into each of the four rooms.



Figure 6-10: Remnant bluestone ashlar walls with segmentally arched window and architectural remains.
Source: Jennifer Bantow, 2020

In the 1990s, descendants of the Brearly family removed the original foundation stone from the tannery. The owners later found a stone that appears to have been carved as a foundation stone, but due to a spelling error in the text carved, it

was discarded into a pile of rubble. It has since been repositioned as a garden ornament near the entry gate. This is not considered a significant object and is outside of the heritage overlay. (Figure 11).



Figure 11: Unused foundation stone with text error.
Source: Jennifer Bantow, 2020

‘Greenbank’ Residence (incorporating part of the former Manager’s Cottage)

[Residence description is reliant on previous site visit data and information supplied by present owners.]

‘Greenbank’ comprises a masonry residence of approximately set amongst landscaped gardens with numerous mature trees and gravel pathways. The house was built in several stages, the earliest being the former Manager’s Cottage at the north end, comprising four rooms that initially had a single-sided verandah with a concave iron roof and scalloped lintel beams. Historical sketches indicate the original portion was face brick with stone quoins and 6-pane windows.

A succession of later wings were added from the 1890s through to c1950s. The entire residence has been rendered and painted, the windows have been replaced and interior remodelled with art deco joinery c1930s. By the 1990s, the cottage was almost derelict. Extensive repairs and remodelling of exterior and interior were undertaken to make it habitable, including the provision of a wrap-around verandah in a flat roof with modern joinery and balustrading, new terracotta chimney pots, timber window shutters, driveway entry fence and gates, etc. The grounds and gardens were also totally reworked at this time.

Several outbuildings occur around a rear service courtyard, part of one dating from c19th, the hipped slate-roof structure on the north elevation appears to be an early kitchen or wash house. (Figure 14) Structures of late 20th Century origin include concrete block outbuildings around the service yard, a large iron shed and synthetic-surface horse riding arena east of the residence, and an excavated flat for a turf horse riding arena north of the residence.



Figure 12. ‘Greenbank’, west elevation (LH) David Scott, City of Greater Geelong, 2022



Fig 13. North elevation showing replacement c1990s wrap-around verandah, new chimney pots and garden plantings. Source: Jennifer Bantow, 2020.



Figure 14: Outbuilding attached to residence (early kitchen or washhouse), north elevation showing early-design 6-pane window sashes and 1990s shutters and modern roofing. Source: Jennifer Bantow, 2020

PLACE HISTORY

Contextual History²

The subject site occupies the traditional land of the Wadawurrung people.

Prior to European exploration and colonisation and for at least 45,000 years, the land now known as the City of Greater Geelong was the land of the Wadawurrung Aboriginal people. The name of this language group traditionally meant 'the people who belong to the water', in reference to the rivers, creeks, lagoons and other water sources within the Wadawurrung boundary.

The earliest European exploration of the Greater Geelong area was by sea with only occasional forays ashore, including Lieutenant John Murray in 1802, Captain Matthew Flinders in the same year, and both Charles Grimes, acting surveyor-general, and Lieutenant Tuckey in 1803. The next explorers, Hamilton Hume and William Hovell came overland from Lake George in New South Wales in 1824, then in 1835 John Batman carried out more exploration. European settlement began in June 1836 when settlers arrived from Launceston, Tasmania giving rise to the rapid pastoralisation of Greater Geelong during the 1830s and early 1840s.

The 1840s and early 1850s saw the creation of Geelong's first industries including flour mills, and limekilns, and secondary industries associated with sheep and cattle. The Barwon River between Marshall and Newtown provided a water supply and a conduit for the waste produced in each of these industries. The key establishments included boiling down works for the production of tallow (for making candles and soap); fellmongeries for the sale of sheep skins; tanneries (for manufacturing leather); and wool scourers (for the cleaning of wool).

From the beginning the Wadawurrung people were dispossessed of their traditional land use practices, food gathering and customs, and coupled with the introduction of European diseases, the local population of the Wadawurrung was decimated.

Thematic Place History

The subject site is part of Crown Allotment 8, Section VII Parish of Connewarre. County of Grant.

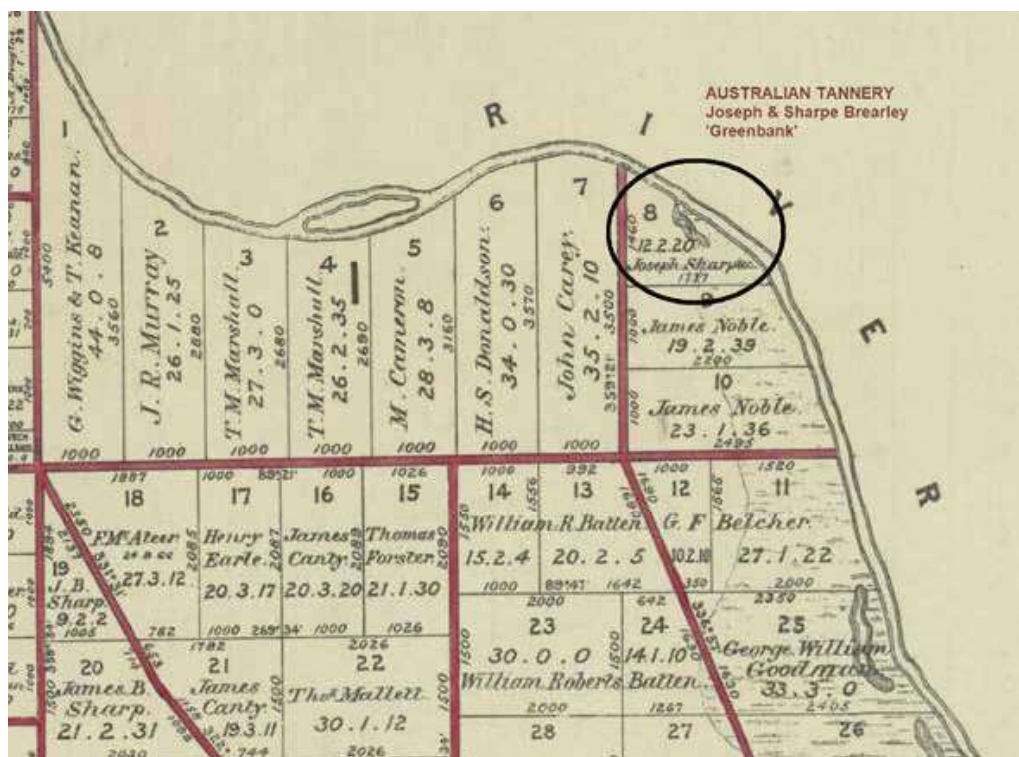


Figure 11: Connewarre County of Grant, Department of Lands and Survey, J. Noone, 1878
Public Record Office Victoria (VPRS8168)

² The Contextual History relating to 'Greenbank' has been drawn from Rowe, D., *About Corayo: A Thematic History of Geelong*, pages 67, 72-75 and 81.

The main themes relating to the Australian Tannery, referring to Heritage Victoria's *Framework of Historical Themes* (2010), are:

Transformation of Breakwater, Connemara, and Marshalltown (Historic Themes 5 & 6)

Once known by Europeans as Breakwater and Connemara, and Marshalltown, this locality was an important industrial area from the mid-19th century given its proximity to the Barwon River. It was here that there were several tanneries including Australian Tannery, Victoria Tannery, and Bone Mill, and Barwonside Woolscouring and Fellmongery Works. In 1890 Marshall had a population of 225. By 1929 the tanneries were closed, ending Marshall's association with the industry.

From 1886 the area had been served by a railway siding which was first known as Connemara but was renamed Marshall in 1907 - it closed in 1964. There had also been a branch line to serve the neighbouring Geelong Racecourse from 1878 to 1906 when the course was shifted to its present site. The branch railway was then dismantled in 1909 and the racecourse land was handed over to the Geelong Harbor Trust, formed in 1905, which developed it as Sparrovale Farm.

In 1912 a temporary pipe factory was established at Marshall for the manufacture of ovoid reinforced concrete pipes used in the major ocean outfall scheme of the Geelong Waterworks and Sewerage Trust. An aqueduct of similar inventive construction by E.G. Stone and E.J. Siddeley was also built over the Barwon River at Marshall at this time.

In recent years, parts of Marshall have witnessed substantial suburban residential development and the construction of a railway station off Marshalltown Road which opened in 2004. In May 2008, the City of Greater Geelong adopted the Armstrong Creek Urban Growth Plan. Amended in 2010, this Plan provided a framework for the major transformation of parts of Marshall, Connemara, and Mount Duneed into Greater Geelong's first and largest master planned residential community.³

The land appears to have been first owned by Thomas Mulcaster Marshall (1790-1866) in c.1855. Marshall, a Geelong wool merchant, and land commission agent had taken up several large allotments on the south side of the bank of the Barwon River below the Breakwater where he ran sheep before selling the land to Alfred Douglass.

Joseph and Sharp Brearley & The Australian Tannery (Historic Themes 4, 5, 6 & 7)

Joseph Brearley (1923-1911) and Sharp Brearley (1827-1905) arrived in Geelong in 1848 where they were employed as hired labour. They had come to Australia on the *Anna Maria*, transported as convicts as part of a scheme to fill gaps in the labour market.⁴

By 1852 the Brearley Brothers had established a tannery business which comprised a four roomed two storey building, five-stall stable with loft and a leather and bark mill. A brick residence was also built which was occupied by James Jackson (c.1838-1900), the nephew of Joseph and Sharp Brearley who had arrived from England to be installed as manager in 1865.



Figure 12: Laying the foundation stone for the eastern wing, Brearley Brothers Tannery, 1869 (believed to be)
Laid by Thomas Adcock, Mayor of the Borough of South Barwon
Illustrated Australian news for home readers, Melbourne, September 1870. Collection: Geelong Heritage Centre

³ Ibid. pages 778 – 780.

⁴ Op cit. Rowe, D., page 492.

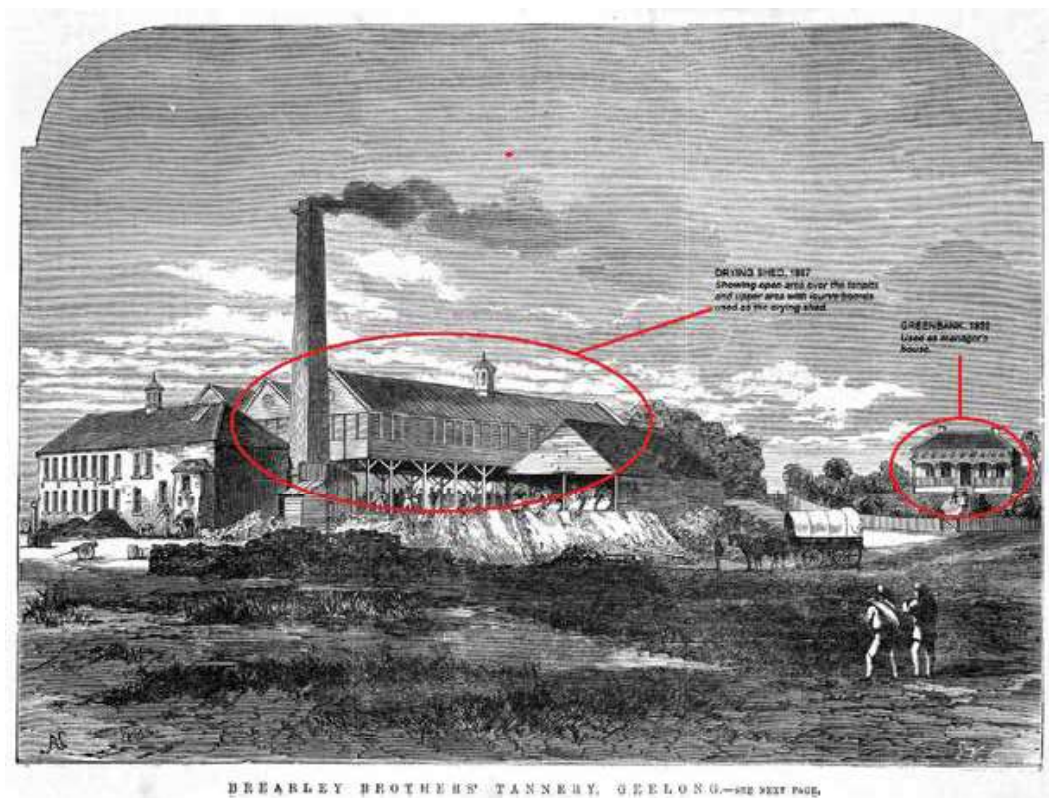


Figure 13: *The illustrated Australian news for home readers*, Melbourne, January 4, 1869
Collection: State Library of Victoria

Over the next 22 years Brearley brothers were at the forefront of the industrial revolution in Geelong, while improving conditions for their workers. The scale of their operations was vast. By 1870 they were paying £10,000 per annum in wages, and the stock of hides estimated at £11,000 or £12,000 and investment in improvements estimated at £6000 or £7000⁵.

The 1860s saw rapid expansion of The Australian Tannery by its 'spirited proprietors'.⁶ After the original two-storey brick building was destroyed by fire in 1864, the "Phoenix like" Brearley Bros., rose again and again, and year by year so added to their tannery that in the present day it is justly called "The Australian Tannery" being the largest establishment of its kind in the southern hemisphere.⁷

Brearley's Tannery was seen as a local landmark as early as 1862. On Champion Day racegoers were directed to 'look to the south-west and the tall recently built brick chimney of Brearley's tannery will be conspicuously seen – there is no other chimney near it.'⁸

By this time the Brearley brothers were notable for their involvement in community affairs. Joseph Brearley was elected as a member of the Geelong Town Council from 1864 to 1866. Sharp Brearley served as a South Barwon Councillor from 1863 until 1868 and was mayor of the shire from 1864 to 1866.

In 1867 the Brearley Brothers erected 'one of the most, if not the most extensive drying shed in the colony'⁹. The shed measured 98 feet 6 inches in length by 64 in breadth. Built from plans by Robert Smith Tuffs (1828-1890), the new facility enabled men to work more comfortably as well as increasing the power of supply. The drying shed was built by Samuel and William Fagg who had established the Barwon West Timber Yard at South Geelong.

The same year Joseph Brearley visited Europe to inspect leading tanneries and following a visit to the Joppa Tannery in Leeds introduced a rolling machine which improved the appearance of leather. Driven by a steam engine, it was estimated that workers would be able to turn out two hides a minute.

⁵ *Illustrated Australian news for home readers*, 10 September 1870

⁶ 'The Australian Tannery', *Geelong Advertiser*, Monday 8 July 1867

⁷ 'The Australian Tannery', *Geelong Advertiser*, Friday 17 May 1872

⁸ 'Current Topics', *Geelong Advertiser*, Tuesday 30 September 1862

⁹ *Geelong Advertiser*, Monday 8 July 1867

The Australian Tannery featured an Eastern and Western Wing, the space of 103' between the wings filled in by the original tannery and new engine house, the whole length being surmounted by a 'tasteful parapet' and completing the picture as viewed from the Barwon River. 'it is agreeably relieved by numerous breaks, panels, reveals, arches, &c., and also with a judicious mixture of Connemara dressed bluestone'¹⁰.



Figure 14: 'The Australian Tannery in the time of the Brearley Brothers', ND
Collection: State Library of Victoria, James Miller & Company Archive

The new wings were each 60' wide and designed by architect Robert Smith Tuffs. In 1869 the Eastern Wing, built of stone and brick, measured 146' long and 60' deep, and was described as 'a most substantial pile, the basement being as strong as many fortifications, and, perhaps stronger than that at Queenscliffe.'¹¹

End of Brearley Brothers ownership & other owners of Australian Tannery (Historic Theme 4, 5 & 7)

Sharp Brearley retired from the Australian Tannery in 1875 to commence a new career as a pastoralist and by December 1877 the partnership of Joseph and Sharp Brearley in the Australian Tannery was dissolved. Sharp Brearley established the Corio Tannery at Western Beach in 1881 which was managed by his son, George Brearley.

In c.1881 the Australian Tannery and the Corio Tannery were merged into the Brearley Brothers Tannery Company overseen by a board of directors with several shareholders. This led to an eventual falling out with Sharp Brearley who left the Company¹², at his departure for Europe recording that '...he had been for the last 16 months connected with the Brearley Bros, Tannery Co at Geelong. This had been a very unpleasant time for him, and he considered that the company had done him a very great injustice.'¹³

Some years later the Brearley Brothers Tannery Company passed into liquidation. The Brearley Brothers has taken a large share interest in the company and lost most of their money.

Sharp Brearley continued as a South Barwon Councillor from 1879 until 1881 and from 1887 to 1891.

¹⁰ Ibid Geelong Advertiser, Friday 17 May 1872

¹¹ 'Messrs. Brearley Bros. New Tannery, Geelong', *Illustrated Adelaide Post*, Thursday 6 October 1870

¹² 'Brearley Brothers Tannery Company', *Geelong Advertiser*, Saturday 31 May 1884

¹³ 'Mr Sharp Brearley's Departure for Europe', *Geelong Advertiser*, Friday 28 March 1884



Figure 15: Sharpe Brearley, c1896. Photo: G L Massingham. Source: Geelong Heritage Centre

In 1884 Alexander Gray (1826-1913), owner of the Albion Woollen Mills, purchased the Australian Tannery. Gray installed managers who most likely resided in the Manager's Cottage – now known as 'Greenbank' - the longest serving being William E. Whalley from c.1887 to his retirement in 1916. Whalley '...considered for sobriety, industry and intelligence, there is no body of men in the Commonwealth who could surpass the employees of the Australian Tannery Co.'¹⁴

By 1928-29, the former Australian Tannery property was in the hands of Michaelis Hallenstein Pty Ltd, tanners and curriers who also operated a large establishment in Footscray.



Figure 17: Brearley's Tannery, early-mid 1930s (pre-1936 fire in Drying Sheds at right)
Photographer: C. Fox, Geelong. Source: State Library of Victoria

In 1939 the 'old' Australian Tannery and land was sold at auction. It was reported that 'The three-storied brick building was sold for removal, and all other buildings and machinery were sold.' All of the brickwork above the stone foundation level appears to have been dismantled and sold. The former Manager's Cottage 'Greenbank', on a house block of 14 acres, was also sold.¹⁵

¹⁴ 'Country News – Marshalltown', *Geelong Advertiser*, Tuesday 21 March 1916.

¹⁵ 'Geelong Property Sale', *The Age*, Melbourne, Saturday 28 October 1939



Figure 16: Aerial view of derelict former Australian Tannery, probably late 1930s (post-1936 fire in Drying Sheds)
Photo: Charles Pratt. Source: State Library of Victoria



Figure 18: Geelong Historical Society Members at Brearley's Tannery, c.1950. Original foundation stone, removed c1990
Source: Geelong Heritage Centre

INTEGRITY & CONDITION

The Australian Tannery ruin comprises the lowermost floor level of a substantial masonry complex. Overall the complex has to be considered to be in a partially intact state and in fair condition. However the integrity is enhanced by the

lowermost floor level including the order of 150 tannery pit formations – which are one of the most significant industrial processing components of the site.

The associated buildings including the Greenbanks residence and outbuildings are excluded from the heritage overlay on the basis they are highly modified and/or are substantially comprised of later additions and alterations.

COMPARATIVE ANALYSIS

Historically, Crown Land sales at Marshall (including the area now known as Charlemont) in the 1850s and 1860s brought about the creation of a number of farms for grazing and pasture as well as properties associated with tanning and other industries beside the Barwon River.

Tannery and woolscouring operations extended along the Barwon River from Marshall to Newtown. Surviving industrial heritage sites include 'Barwonside', 1860-1926c, 81-87 Tannery Road (VHI H7721-0440); Former Marshall-Munday Woolscour, 1847, 77 Woolscour Lane, Charlemont (VHI H1146); Sunnyside Wool Scouring Works, 1867-1960c, 76-78 Tucker Street, Breakwater (VHR H1146); Marnock Geelong (Former Phoenix Wool Scouring Works), 1918c, 55 Marnock / Riversdale Roads, Newtown (HO1334); and E.P. Robinson Wool Scourer, 1920c, 13 Bridge Street, Newtown (HO1247).

Archaeological Comparisons

Apart from Debney's Tannery in Flemington and Grosvenor Street Tannery in Abbotsford, no other archaeological investigations of tanneries are known to have been carried out in Victoria. Therefore, there is no comparative data which would assist with the present site. In this way 'Barwonside' Fellmongery and Tannery is unique.

Other Mid-19th and Early 20th Century Tannery Sites - Melbourne and Regional Victoria

By 1900 there were nearly 60 tanneries in Melbourne concentrated in a few locations, particularly in Richmond near the Yarra, and in Clifton Hill, Preston, Northcote, Footscray, Hawthorn, and Flemington. Tanneries were also located in regional Victoria including in Gippsland, Southern Grampians, and around Castlemaine and Bendigo.

While the Tannery (former) in Cavendish established in 1864 dates from the same period as 'Barwonside', initial research did not reveal further evidence of other extant archaeological sites from the mid-19th Century. A timber framed and clad building used by McCall's Tannery in Yarraville dates from 1870c and in Northcote a 1900 warehouse building survives from Joshua Pitt PL Tannery. The Richmond Tannery Precinct, 1871 demonstrates the development of working-class housing adjacent to industrial sites.

Other Mid-19th Century and Early 20th Century Factory Sites at Marshall (now also known as Charlemont), Waurn Ponds and East Geelong

There are three extant sites related to tannery operations in Charlemont: 'Barwonside' Tannery, 81-87 Tannery Road, Charlemont; Former Marshall-Munday Woolscour, 77 Woolscour Lane, Charlemont; and the subject site, 'Greenbank' and the Australian Tannery.

The former Cement Pipe Factory Ruins located at 1 Drews Road, Marshall provides further evidence of the area's industrial past.

The extent and significance of the Australian Tannery ruins as an industrial site are comparable to the Lime Kiln Complex located on Hearn Parade & Limeburner's Road, East Geelong and Lime Burning Kiln on Princes Highway and 110 Lemins Road (rear), Waurn Ponds.



'Barwonside' tannery ruins, 2010. Source: Nearmap.

'Barwonside' tannery ruins, 1860c

VHI H7721-0440

81-87 Tannery Road, Charlemont

The archaeological remains of Barwon Tannery, a major industrial site on the banks of the Barwon River. The tannery was substantially demolished and removed by the early 20th century. The potential for the site to yield artefactual material and further evidence of operations needs to be confirmed through archaeological survey and/or discussion with the owner.

This place is currently not on the HO but is being considered for inclusion.



Lime Kiln showing arched entrance
Source: Heritage Victoria Database

Lime Kiln Complex, 1860s-1970s
VHR H1288 I HO191

The site consists of the visible ruined remains of lime kilns, footings of the power magazine and archaeological relics. The complex is of archaeological and historical significance to the State of Victoria.



Lime Burning Kiln
Source: David Scott, City of Greater Geelong 2022

Lime Burning Kiln, 1881c

Princes Highway and 110 Lemins Road (rear), Waurin Ponds
 HO377 I VHR H0866

Associated with McCann and Sons a notable family who played a significant role in quarrying and limeburning. The Kiln is an important surviving relatively intact industrial structure and is of archaeological and historical significance to the State of Victoria.

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- 'The Australian Tannery', *Geelong Advertiser*, Friday 17 May 1872
- 'Town Talk', *Geelong Advertiser*, Tuesday 25 February 1902.
- 'Death of Mr. Joseph Brearley', *Geelong Advertiser*, 29 May 1911

CITY OF GREATER GEELONG

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LOCATION DETAILS & HERITAGE OVERLAY

Revised 7 July 2024

Heritage Place:	Homestead	UPI:
Address:	35-39 Lemins Road, Waurin Ponds	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	c.1860 – c.1900	
Architectural style:	Victorian Vernacular	
Typology:	Residential building, semi-rural	
Assessed by:	Janine Barrand, Heritage Project Officer	
Peer reviewed by:	David Scott, Built Heritage Coordinator	



Figure 1: Proposed Heritage Overlay Area outlined in red. Source: Places Weave, 2024.



Figure 2: Location site of subject dwelling. Source: Places Weave Map View, 2023

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

The dwelling at 35 Lemins Road, Waurm Ponds is aesthetically significant as it demonstrates important design qualities of the Victorian Vernacular style, including original materials, original chimneys and verandah structure and mature exotic trees. The large palm trees are particularly noteworthy (Criterion E). The dwelling has historical significance for its association with significant phases of early immigration and farming in the area (Criterion A). The place is socially significant due to its association with farmer, preacher and politician John Lowe and grazier and publican Charles Simmons. (Criterion H).

WHAT IS SIGNIFICANT?

The dwelling at 35-39 Lemins Road, Waurm Ponds is a single storey, M-shaped roofed, rendered brick dwelling in the Victorian Vernacular style.

The significant features of the place are:

- The original c.1860 homestead incorporating an M-shaped roof clad in slate, complemented by a an early twentieth century double hipped extension to the rear roofed in corrugated iron.
- The symmetrical design emphasized by the centrally placed front door and double hung windows either side.
- Timber fretwork dating from the c.1900 renovation.
- Two Canary Island Palms.
- Viewscapes from the front of the dwelling to Lemins Road.

Features that are not significant are:

- Modern outbuildings.
- Dilapidated and collapsing verandah rear/southern additions to dwelling.
- Front fence along Lemins Road.

HOW IS IT SIGNIFICANT?

The dwelling is of aesthetic significance (Criterion E), and historical and associative significance (Criteria A & H) to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

The dwelling is significant as a rare and substantial Victorian rendered brick homestead complemented by early twentieth additions retaining which reinforce the original style and retain the original attractive streetscape presence and garden setting. The homestead's setback from the fence line and Lemins Road and established tree plantings contribute to its continued association with farming and agriculture (Criterion E).

The homestead is historically significant for the association, through its owners, the sequence of European migration from England, Switzerland, and Germany and impact of migration on the establishment of agriculture, grazing and winemaking in the district. It also significant for its association with relatively rare Victorian period property ownership by women through Zipporah Tribolet (nee Simmons) and German immigrant Anna Rosina Hermann (Criterion A).

The homestead is significant for its historical association with a number of persons who were prominent public figures in the history of the City. It was first owned by the Hon. John Lowe who was a lay preacher, Geelong Councillor and Member of the Legislative Council of Victoria. It was subsequently owned by Charles and Sarah Simmons. Simmons was the publican of the Waurm Ponds Inn and served on the Board of National School at Waurm Ponds (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).

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

The dwelling is located on a rural residential block on a rectangular site on Lemins Road. The current parcel of land is 1.39ha.

The single storey homestead has an M-shaped roof clad in slates on the front, with the rear wings appearing to be clad in corrugated iron. The building appears to be rendered in brick or stone. Alterations may have occurred about the 1900 when a bull-nose verandah may have been erected around three sides. The timber fretwork and palm trees are also more characteristic of the fashion at that time. The symmetrical design is emphasised by the centrally placed front door with double-hung timber windows either side.



Figure 3: Front façade showing M-shaped roof, bullnose verandah and Canary Island Palms
Source: David Scott, City of Greater Geelong, 2022.



Figure 4: West elevation
Source: David Scott, City of Greater Geelong, 2022.

PLACE HISTORY

Contextual History¹

The subject site occupies the traditional land of the Wadawurrung people.

Prior to European exploration and colonisation and for at least 45,000 years, the land now known as the City of Greater Geelong was the land of the Wadawurrung Aboriginal people. The name of this language group traditionally meant 'the people who belong to the water', in reference to the rivers, creeks, lagoons and other water sources within the Wadawurrung boundary.

The earliest European exploration of the Greater Geelong area was by sea with only occasional forays ashore, including Lieutenant John Murray in 1802, Captain Matthew Flinders in the same year, and both Charles Grimes, acting surveyor-general, and Lieutenant Tuckey in 1803. The next explorers, Hamilton Hume and William Hovell came overland from Lake George in New South Wales in 1824, then in 1835 John Batman carried out more exploration. European settlement began in June 1836 when settlers arrived from Launceston, Tasmania giving rise to the rapid pastoralisation of Greater Geelong during the 1830s and early 1840s.

From the beginning the Wadawurrung people were dispossessed of their traditional land use practices, food gathering and customs, and coupled with the introduction of European diseases, the local population of the Wadawurrung was decimated.

¹ The Contextual History has been drawn from Rowe, D., *About Corayo: A Thematic History of Greater Geelong*, City of Greater Geelong, 2021. Pages 67, 72-75, and 81.

Thematic Place History

The subject site is part of Crown Allotment 8 Section IX Parish of Duneed, County of Grant.

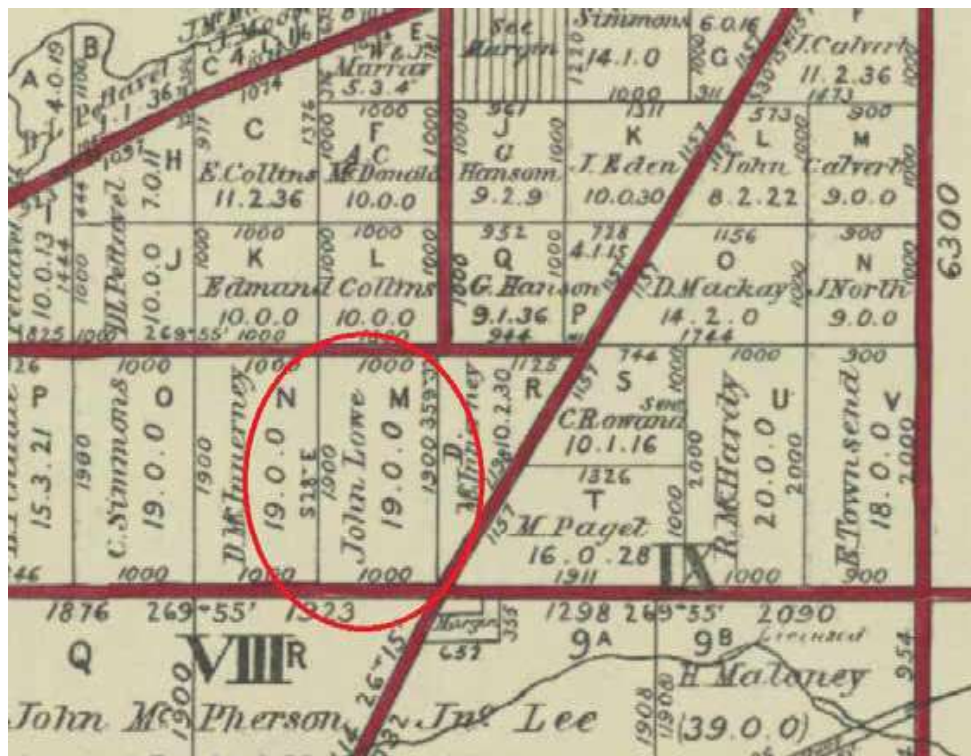


Figure 5: Location of subject site. Parish of Duneed.
Source: VPRS 8398/P0002, ND, Public Records Office Victoria

The main themes relating to the dwelling, referring to Heritage Victoria's *Framework of Historical Themes* (2010), are:

Development of Waurn Ponds as a settlement (Historic Theme 6)

The earliest European occupation of Waurn Ponds was the establishment of an inn by Martin Priest on the north bank of the Waurn Ponds Creek in 1846. Further European development came in 1848 when David Pettavel, a pioneer vigneron, established the Victorian Vineyard.

In 1886 Waurn Ponds was described as a prettily situated postal township with one church and one state school. Up to 1880 it had been sustained by the viticulture industry however the other industry which maintained commercial viability at Waurn Ponds was quarrying.

While Waurn Ponds remained a farming area throughout the first half of the 20th century, the beginnings of major transformation into a suburb of Geelong began with the educational developments in Pigdons Road. By 2016, Waurn Ponds had experienced substantial change, with the construction of the Geelong Ring Road, major shopping centres and hundreds of dwellings constructed following numerous subdivisions of previous rural allotments.²

Ownership by John and Ellen Lowe (Historic Themes 4 & 7)

The land was originally owned by John Lowe (1813-1867) and Ellen Lowe (1810-1876), both born in Cheshire, England, who migrated with their family via assisted passage on the Nabob arriving in Sydney in 1842. The family settled in Geelong in 1853, with the dwelling most likely constructed in 1858/59.

Lowe was a butcher in Moorabool Street before forming the partnership of Lowe and McKenzie (Duncan McKenzie, his son-in-law) in c.1857. The pair bred sheep, pigs and fat stock winning prizes for the quality of their stock.³ In 1862, Lowe won first prize for 'Best Ploughed Land' at the Barrabool Hills Annual Ploughing Match.⁴ By 1866, John

² Ibid, Rowe, D., pages 834-835.

³ *Victorian Agricultural and Horticultural Gazette*, Vol 2 – No. XX, 21 October 1858

⁴ 'Geelong (From our own Correspondent)', *The Argus*, 12 July 1862.

Lowe owned 500 acres purchased in small lots following the sale of Anne Drysdale and Caroline Newcomb's estate, "Coryule".⁵

John Lowe was a local preacher, trustee and steward of the Yarra Street Wesleyan Church, Geelong and travelled as a lay preacher. Active in the community, Lowe was a Geelong Councillor between 1855 and 1863, a member of the Barrabool Road Board in 1861⁶ and Member of the Legislative Council representing the South-Western Province from 1864 to his death in 1867.⁷ "His career in Geelong is so well known that little need be said. A foremost man amongst us, the name of John Lowe has been a household word for many a year past."⁸

On his death a tribute described John Lowe as "a self-made man, and herein lay the secret of his worldly success. He was valiantly moral, and profoundly imbued with the truths of religion, and.... its obligations."⁹

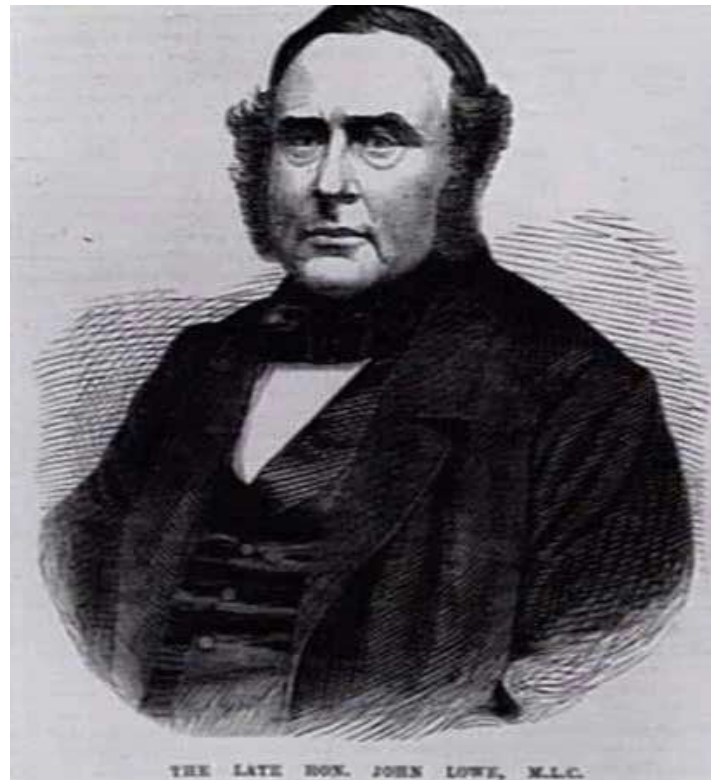


Figure 6: John Lowe, MLC
The Illustrated Melbourne Post, February 25, 1866
Source: State Library of Victoria. Acc. No. IMP25/02/67/24

⁵ 'The Hon. John Lowe's Grazing Farm (From *The Australasian*), *Border Watch*, Mt Gambier, 14 November 1866.

⁶ 'Barrabool Road Board', *Geelong Advertiser*, 14 March 1861.

⁷ 'Mr John Lowe of Colac', *Geelong Advertiser*, 17 September 1864.

⁸ 'The Late Honourable John Lowe, M.L.C (From the *Geelong Register*).', *Portland Guardian and Normanby General Advertiser*, 31 January 1867.

⁹ 'The Late Hon. John Lowe MLC', *Geelong Advertiser*, 21 January 1867.

Ownership by Charles and Sarah Simmons (Historic Themes 4 & 5)

Grazier and publican Charles Simmons (1814-1894) and Sarah Simmons (nee Carter), both born in Norfolk, England purchased the property from Stephen and Ellen Berry in 1865. Simmons was the publican of the nearby Waurm Ponds Inn from 1859 to 1876 and was described as a 'respectable' and 'well-known' colonist¹⁰ serving on the Board of Local Patrons of the non-vested National School at Waurm Ponds.

During the time that Charles and Sarah Simmons owned the property, it was occupied by their son, farmer John Simmons from 1871-1875, and then their daughter Zipporah (1842-1898) and her husband, farmer James Francis Tribolet (1833-1899) from 1879 before it was sold to Zipporah in 1889. Tribolet was born in Bern, Switzerland, likely one of the group of 25 Swiss vigneron brought to the Barrabool Hills by David Louis Pettavel in 1864.¹¹

Farming and immigration to Greater Geelong: 19th Century (Historic Themes 2 & 4)

In 1897 Anna Rosina Hermann (b 1832) purchased the homestead and land from Zipporah Tribolet. Anna Hermann and her husband Johann Gottlieb Hermann (1831-1913) were both born in Germany and married in Victoria. The Hermann's extended the homestead in 1900c, planting the Canary Island date palms. German immigrants had arrived in Geelong in 1949, several establishing vineyards, turning to orchards and vegetable growing after the devastation of the *Phylloxera vastatrix* on the industry.

By 1909 the property had been sold to James Bryan and was listed for sale by his estate in 1915 described as '...well improved, with 7-roomed BRICK HOUSE, dairy, U.G. Tank, 4 stalled stable, bricked cow bails, cart sheds, tool sheds, well sheltered by plantation, and commands magnificent views: divided into 7 paddocks.'¹²

INTEGRITY

The homestead has high integrity retaining its form, design, and completeness. Alterations may have occurred around 1900 when the homestead was extended at the rear to match the original 1850s-1860s form. This is based on the chimney, multi-paned windows, and the decorative scalloped timber eaves fascia detail.¹³ The bullnose-veranda may have been erected around three sides at this time, and Canary Island Palms planted at the front of the homestead.

The condition of the homestead including its physical appearance, and structural quality is good with no obvious deterioration. A site visit is required to conduct a more detailed assessment including inspecting the site for any surviving outbuildings.

¹⁰ 'The Will of Charles Simmons of Waurm Ponds', *Geelong Advertiser*, 13 February 1894.

¹¹ Op cit., Rowe, page 106.

¹² 'Waurm Ponds Property', *Geelong Advertiser*, 11 September 1915.

¹³ Rowe, D., Authentic Heritage Services Pty Ltd, Research Notes for 35 Lemins Road.

COMPARATIVE ANALYSIS



'Claremont', 1857

Source: David Scott, City of Greater Geelong, 2020.

'Claremont', 1857

12-16 Kinsmead Street, Waurn Ponds
HO2022

Claremont has associations with crop farming and vine and fruit growing in Waurn Ponds and the Barrabool Hills. It is one of the very rare surviving, intact Victorian dwellings at Waurn Ponds built in the 1850s. Claremont is a representative example of Victorian Georgian type in Geelong. It has enduring associations with the Baum family from 1894 for over 116 years.



'Neuchatel', 1860

Source: Victorian Heritage Database Report, 2008

'Neuchatel' (former Suisse Vineyard)

460 Merrawap Road, Barrabool
HO11

Built in 1854c for Frederick Ulysses Breguet whose family were pioneer vigneron in the Barrabool Hills. The modest, hipped roof Barrabool stone dwelling has a cellar and timber additions constructed in 1880. There are also stables and coach house outbuildings. Neuchatel has significance for its evolved construction. The bullnosed verandah has been introduced.

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'The Will of Charles Simmons of Waurm Ponds', *Geelong Advertiser*, 13 February 1984

'Waurm Ponds Property', *Geelong Advertiser*, 11 September 1915

'Waurm Ponds Property', *Geelong Advertiser*, 30 September 1915

SCOPE TO ASSESSMENT

1. The historical notes provided for this assessment are not considered to be an exhaustive history of the site.

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LOCATION DETAILS & HERITAGE OVERLAY

Heritage Place:	Vineyard Outbuilding	UPI:
Address:	10 Lemins Road, Waurn Ponds	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	1860c	
Architectural style:	Vernacular	
Typology:	Building Agricultural	
Assessed by:	Janine Barrand, Heritage Project Officer	
Peer reviewed by:	David Scott, Built Heritage Coordinator	



Figure 1: Proposed Heritage Overlay Area. Source: Places Weave Nearmap, 2023.

Small part of Lot/Parcel, 10 Lemins Road, Waurn Ponds. Property Key 219865.
Nominal 36 x 19.5m area encompassing 3m buffer to sides and rear of outbuilding
and rear of outbuilding and sightline/view of outbuilding from Pagets Road.



Figure 2: Location site of subject place. Source: Places Weave Map View, 2023

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

The Vineyard Outbuilding is of historical significance (Criterion A) for its association with phases of early immigration, settlement, and wine production in the diverse cultural and economic evolution of the community of the area. The outbuilding is significant for its association with vigneron George Hanson. (Criterion H)

The site may also have archaeological research potential for its use in the early agricultural and wine making activities of the area. It also demonstrates important information about construction methods and materials rarely used today. (Criterion C)

WHAT IS SIGNIFICANT?

The Vineyard Outbuilding at 10 Lemins Road, Waurin Ponds is a large gable roof structure made of coursed random rubble bluestone built in 1860c. The significant features of the place are:

- Substantial simple rectilinear form
- Gable roof clad in galvanised corrugated iron
- Course random rubble bluestone wall construction to full height on gable ends

Features that are not of significance are:

- Landscaping including trees, hedges, and fences.

Large opening on east side might be a significant original feature (subject to confirmation onsite) but is more likely a mid-20th century modification to allow vehicle access.

HOW IS IT SIGNIFICANT?

The Vineyard Outbuilding is of historical significance (Criterion A), associative significance (Criterion H) and of research potential (Criterion C) to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

Vineyards and winemaking continue to be an important part of Geelong's regional industry. Dating from 1860c the bluestone outbuilding is significant for its association with early development of the vineyard growing period between the 1840s and 1870s. As a rare surviving place associated with both those phases, the Vineyard Outbuilding's substantial size and bluestone construction demonstrates the perceived permanence and economic importance of the industry at that time. The outbuilding retains additional importance in reflecting an industry that has substantially expanded east across the Bellarine Peninsula and continues to have a major socio-economic influence upon the City. (Criterion A).

The subject place is one of only two known surviving outbuildings associated with vineyards in Waurin Ponds. It is significant due to its ability to demonstrate early random rubble stone construction techniques and potential for research into the early history of vineyards. (Criterion C).

The Vineyard Outbuilding is significant for its association with European migration during the nineteenth century, its owner/builder, George Hanson being one of those migrants who helped establish and develop the vineyard and winemaking industry. (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).

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

The Vineyard Outbuilding is located on an oblong semi-rural site on the corner of Lemins and Paget Roads, Waurn Ponds.

The place has been subdivided since the *City of Greater Geelong Outer Areas Heritage Study: Stage 2* 1998-2000 and is situated within the context of a contemporary residence. The current parcel of land is 1.58ha.

The large gabled roofed rectangular structure is made of coursed random rubble stone, including the gable ends, measuring approximately 13.5 x 8.4m. The stone was sourced locally. It stands in a landscaped garden setting.

There are cypress trees and gardens between the outbuilding and road, the later homestead dwelling is situated immediately to the northeast and a shed constructed c2000s-2010s adjoins the southwest.



Figure 3: East elevation showing the outbuilding within contemporary landscape setting.
Source: David Scott, City of Greater Geelong, 2022



Figure 4: East elevation showing coursed random rubble stone, and gable roof form.
Source: David Scott, City of Greater Geelong, 2022

PLACE HISTORY

Contextual History¹

The subject site occupies the traditional land of the Wadawurrung people.

Prior to European exploration and colonisation and for at least 45,000 years, the land now known as the City of Greater Geelong was the land of the Wadawurrung Aboriginal people. The name of this language group traditionally meant 'the people who belong to the water', in reference to the rivers, creeks, lagoons and other water sources within the Wadawurrung boundary.

The earliest European exploration of the Greater Geelong area was by sea with only occasional forays ashore, including Lieutenant John Murray in 1802, Captain Matthew Flinders in the same year, and both Charles Grimes, acting surveyor-general, and Lieutenant Tuckey in 1803. The next explorers, Hamilton Hume and William Hovell came overland from Lake George in New South Wales in 1824, then in 1835 John Batman carried out more exploration. European settlement began in June 1836 when settlers arrived from Launceston, Tasmania giving rise to the rapid pastoralisation of Greater Geelong during the 1830s and early 1840s.

From the beginning the Wadawurrung people were dispossessed of their traditional land use practices, food gathering and customs, and coupled with the introduction of European diseases, the local population of the Wadawurrung was decimated.

¹ The Contextual History has been drawn from Rowe, D., *About Corayo: A Thematic History of Greater Geelong*, City of Greater Geelong, 2021. Pages 67, 72-75 and 81.

Thematic Place History

The subject site is part of Crown Allotments Q & P, Section VIII, Parish of Duneed, County of Grant.

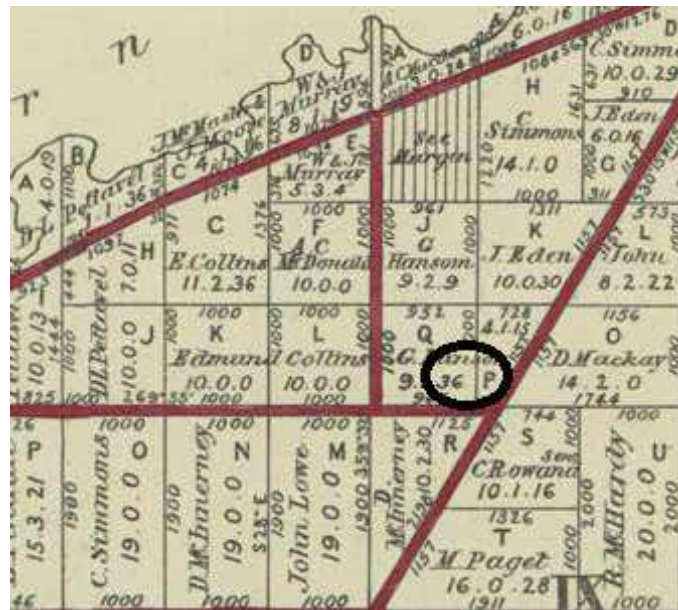


Figure 5: Location of outbuilding. Parish of Duneed
Source: VPRS 8168/P0002, ND, Public Records Office Victoria

The main themes relating to the bluestone outbuilding, referring to Heritage Victoria's *Framework of Historical Themes* (2010), are:

Development of Waurn Ponds as a settlement (Historic Theme 6)

The earliest European occupation of Waurn Ponds was the establishment of an inn by Martin Priest on the north bank of the Waurn Ponds Creek in 1846. Further European development came in 1848 when David Pettavel, a pioneer vigneron, established the Victoria Vineyard.

In 1886 Waurn Ponds was described as a prettily situated postal township with one church and one state school. Up to 1880 it had been sustained by the viticulture industry however the other industry which maintained commercial viability at Waurn Ponds was quarrying.

While Waurn Ponds remained a farming area throughout the first half of the 20th century, the beginnings of major transformation into a suburb of Geelong began with the educational developments in Pigdons Road. By 2016, Waurn Ponds had experienced substantial change, with the construction of the Geelong Ring Road, major shopping centres and hundreds of dwellings constructed following numerous subdivisions of previous rural allotments.²

Transforming and managing land and natural resources (Historic Theme 4)

The transformation of the Barrabool Hills district into established vineyards, orchards and cultivated farms began in 1842. By 1857, the Parish of Duneed (which included Waurn Ponds) cultivated the largest quantity of vines in Victoria, producing 2,800 gallons. In 1879 the vineyards, cellars and appliances for wine making were compared with some of the best-appointed establishments in the Colony.³

The outbuilding at 10 Lemins Road appears to have been built in 1860c. The registered owner of the property, which formed part of a 23-acre vineyard in 1870 was vigneron George Hanson, who was most likely the same G. Hanson who was among 150 vine growers of predominantly French and Swiss extraction who emigrated to the area from Hamburg in 1848.

George Hanson was a member of the Geelong Vine Grower's Association and shared his views through 'Letters to the Editor' over several years. He argued that the system of taxes "pressed very unfairly on the interests of vine growers" urging against wholesale destruction of vineyards due to the Phylloxera outbreak.

² Ibid, page 834-835.

³ *Visitors' Illustrated Guide to Geelong*. Penned and pencilled by R.C.Q., Henry Franks, Geelong, 1879.

In 1878 Hanson had 14 acres of vineyard under cultivation when *Phylloxera vastatrix* devastated the vines, resulting in the destruction of even his “well kept” vine crop.

In 1899 farmer John Ross occupied the site through to 1907. In 1952-3 John Foster was the owner.

Building community life (Historic Theme 8)

George Hanson taught for 10 years in Geelong, most likely from his arrival in 1848. He was a teacher at the Christ Church School for 7 ½ years until he was dismissed in 1862, leading a series of “Letters to the Editor”.

In a letter dated 10 September 1862, where he notes his options following dismissal, Hanson refers to his “little farm and vineyard” suggesting that he may have been on the property at this time. If this is the case, the outbuilding is likely to have been constructed for his use.

George Hanson was an active member of the local community and played a role in advocacy of the vine growing industry with his peers, along with promoting education and church services in the area.

Until the Methodist Church opened in 1864 Hanson arranged for services to be conducted in his house, and his son Mr. Hanson Jnr officiated at the opening of the Sunday School. The first church services were conducted in French by Rev. Stubbs.

INTEGRITY

The main structure is sound and weatherproof with some sagging of the roofline and fascia, which may be due to underlying problems with the roof structure. The original stone fabric appears to be substantially intact.

Recent cosmetic repairs are evident on the east side of the building including plumbing repairs.

Some of the stone blocks on the gable end on the south side appear to be loose with no mortar and patched using contemporary infill.

COMPARATIVE ANALYSIS

Numerous vineyards and orchards were established in the 19th century including the then rural areas of Ceres, Barrabool, Batesford, Belmont, Fyansford, Mount Duneed, Grovedale, Highton and Waurin Ponds with many of them replaced by urban expansion.

Of the vineyards that contributed to the local economy some early dwellings survive: 76 Ghazeeopore Road, 1860; 35 Lemins Road, 1860c; 125 Lemins Road, 1870; ‘Claremont’, 16 Kinsmead Road, 1894; and in Belmont, 26 Spring Road, that retains the legacy of a vineyard established in 1864.

The outbuilding is a rare surviving example of the development of vineyards in Waurin Ponds.



‘Laurence Park’, 1874-75
Source: David Rowe, 2015

‘Laurence Park’ Stables, 1874-75

125 Buckingham Street, Lara
HO1993

‘Laurence Park’ and the stone stables have significance for their associations with one of Lara’s pioneers, David McHarry (c.1834-1910), who by 1870 had established a successful lime burning business.

Although later in date, the gable roof clad in galvanised corrugated iron, and vernacular form are comparable to the outbuilding at Lemins Road.



'Neuchatel', 1860
Source: realestate.com, 2023

'Neuchatel', 1860

460 Merrawarp Road, Barrabool
HO773

The complex includes a 19th century sandstone house, and 1891 stables, cellar, and coach house. The outbuilding at Lemins Road and 'Neuchatel' are comparable historically due to their association with Swiss vigneron and the transformation of land in rural locations into vineyards in the nineteenth century. 'Neuchatel' is associated with Frederick Ulysses Breguet and his family, who were Swiss vigneron.



'Newlands', 1853c
Source: realestate.com, 2010 listing

'Newlands', 1853c

670 Barrabool Road, Ceres
HO68

The homestead was built for wheat farmer James Piper. The 'Newlands' complex has a sandstone barn its date and vernacular construction comparable to the outbuilding at Lemins Road.



Waurn Ponds Hotel stables, 1856
Source: David Scott, City of Greater Geelong, 2022

Waurn Ponds Hotel stables, 1856

20 Marendaz Road, Waurn Ponds

A rare surviving red brick vernacular outbuilding with a hipped roof and pointed arch openings, the stables and outbuilding are comparable due to their archaeological research potential and ability to demonstrate early construction methods in the Waurn Ponds area.

This place is currently not on the HO but is being considered for inclusion.



Source: David Rowe, Authentic Heritage, 1998

Former Blacksmith's Shop, 1848

75 Kingsbury Lane, Waurn Ponds

The blacksmith's shop is associated with David Pettavel and his Victoria Vineyard. The gable roof clad in galvanised corrugated iron and coarse random rubble stone construction is comparable to the outbuilding at Lemins Road.

This place is currently not on the HO but is being considered for inclusion

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SCOPE TO ASSESSMENT

1. The historical notes provided for this assessment are not considered to be an exhaustive history of the site.

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PLACE NAME : Dwelling

ADDRESS : 28 Marshalltown Road, Marshall

STATEMENT OF SIGNIFICANCE:

What is Significant?

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

How is it Significant?

The dwelling at 28 Marshalltown Road is historically significant at a LOCAL level.

Why is it Significant?

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

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



Proposed Heritage Overlay boundary

PLACE NAME : Dwelling

ADDRESS : 28 Marshalltown Road, Marshall

DESCRIPTION:

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

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

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

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

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

Schedule to the Heritage Overlay

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

Comments

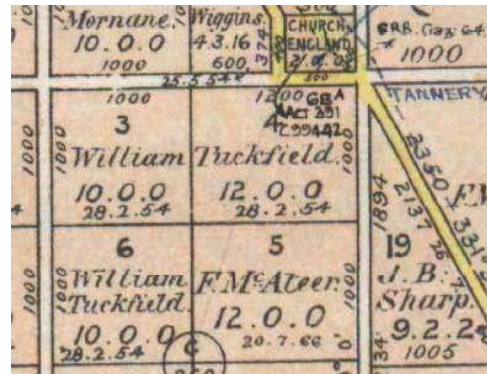
The mature Canary Island Palm tree contributes to the significance of the place. It is recommended that the heritage overlay apply to the land identified as 28 Marshalltown Road, excluding a portion of the rear yard addressed as 19 St Cuthberts Court (as shown in the attached aerial).

PLACE NAME : Dwelling

ADDRESS : 28 Marshalltown Road, Marshall



28 Marshalltown Road, 1 May 2013.



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



HISTORY:

General History of Marshall

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

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

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

PLACE NAME : Dwelling

ADDRESS : 28 Marshalltown Road, Marshall

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

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

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

History of the Dwelling at 28 Marshalltown Road

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

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

It was possibly in 1993 when substantial additions were constructed at the rear of the dwelling. It may have also been at this time when a tall timber paling fence was constructed on the front boundary. In 2000, a building permit was granted for the construction of a verandah and deck and in the following year, 2001, another permit was issued for the building of the garage and carport to the east of the dwelling.

Between 1998 and 2006 the front paling fence was removed and replaced with the existing timber post and aluminium palisade front fence, once again revealing the setting and front of the dwelling to public view.

PLACE NAME : Dwelling

ADDRESS : 28 Marshalltown Road, Marshall

COMPARATIVE:

Historically, the Crown Land sales of the land at Marshall (including the area now known as Charlemont) in the 1850s and 1860s brought about the creation of a number of farms for grazing. Like the dwelling at 28 Marshalltown Road, most of the timber farmhouses appear to have been built in the later 19th century.

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

Architecturally, the dwelling at 28 Marshalltown Road is one of a select number of surviving weatherboard Late Victorian styled dwellings in the once rural outskirts south of the Barwon River in the Marshall, Connewarre and Mt Duneed districts. Most other examples are of similar design, having hipped roof forms clad in corrugated sheet metal, front post-supported hipped and concave or bullnosed verandahs, corbelled face red brick chimneys, symmetrical compositions defined by central four panelled timber doors and flanking timber framed double hung windows. The more intact comparable examples include the dwellings at 43-71 Sparrovale Road, 568 Surf Coast Highway and 282-400 Horseshoe Bend Road. These dwellings also feature decorative cast iron front verandah brackets and valances. Other moderately intact examples in the local Marshall area have been altered and/or extended and they include the dwelling at 19 Mornane Road (built in c.1892-93 for Richard Zelley), and "Holanthe" at 61 Tannery Road. Like the dwelling at 28 Marshalltown Road, the Late Victorian design qualities of these other examples are clearly discernible when viewed from the front. Another earlier comparable example featuring a hipped roof form, return post-supported bullnosed verandah and face red brick chimneys is "Barwonside" at 81 Tannery Road, Charlemont. The earliest portion of the dwelling may date to c.1855 but the main hipped portion visible from Tannery Road is defined by mid-late Victorian design. On Bluestone School Road at Connewarre are two other surviving mid-late Victorian styled dwellings, both of which have been altered.

They are the dwelling at 357-451 Bluestone School Road (built in c.1888-89, possibly for John Cameron, farmer) and the dwelling at 570 Bluestone School Road (built in c.1875-1880). Overall, the dwelling at 28 Marshalltown Road, while altered and extended, is one of the more elaborate local examples in good condition, and one of few with a mature Canary Island Palm tree that continues to contribute to the setting.

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PLACE NAME : Dwelling

ADDRESS : 28 Marshalltown Road, Marshall

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J. Durran, *The History of St. Cuthbert's Church*, Joy Durran & Geelong Historical Records Centre, Geelong, 1993.

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

LOCATION DETAILS & HERITAGE OVERLAY

Heritage Place:	'Barwonside' and Barwon Tannery	UPI:
Address:	81-87 Tannery Road, Charlemont	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	1860c – 1926c	
Architectural style:	Mid-Victorian	
Typology:	Homestead Industrial ruin	
Assessed by:	Janine Barrand, Heritage Project Officer	
Peer reviewed by:	David Scott, Built Heritage Coordinator	



Figure 1: Proposed Heritage Overlay Area. Source: Places Weave Nearmap, 2023.

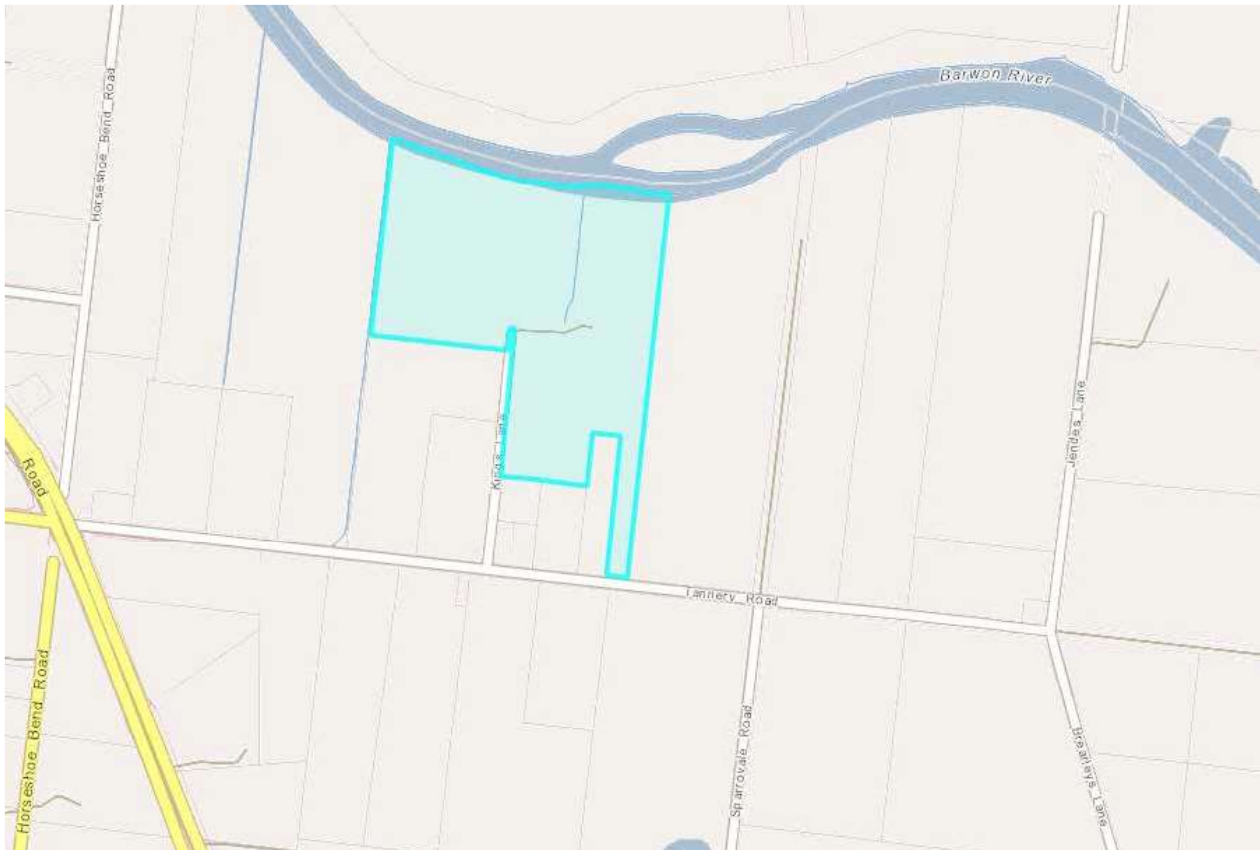


Figure 2: Location site of subject dwelling and tannery. Source: Places Weave Map View, 2023

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

'Barwonside' and the Barwon Tannery site at 81 Tannery Road, Charlemont is of historic and scientific significance as a surviving example of Geelong's industrial history on the banks of the Barwon River, with the potential to yield archaeological evidence of the Barwon Tannery. (Criteria A & C). 'Barwonside' is aesthetically significant as a place retaining some qualities of the mid-Victorian style. (Criterion E). 'Barwonside' and the Barwon Tannery site is significant due its association with Alfred Douglass, merchant and proprietor of *Geelong Advertiser*, James Munday, owner of the Geelong Tannery and George Gardiner, owner of the Victoria Tannery and Bone Mill. (Criterion H).

WHAT IS SIGNIFICANT?

'Barwonside' and the Barwon Tannery site at 81 Tannery Road, Charlemont comprises archaeological remains of the Barwon Tannery and an intact dwelling originally developed as the Tannery Manager's residence.

Manager's Residence

The Manager's residence is single storey weatherboard dwelling with a dominant galvanised iron hipped roof and steeply sided gabled roof-wing built in 1860c in the mid-Victorian style and extended in c1890s-1900. The significant features of the place are:

- The timber weatherboard cladding, and early timber framed double hung windows, arranged in pairs and singularly under the bullnosed verandah which is supported by turned timber posts with simple, decorative timber brackets and valance panels.
- Two early unpainted brick chimneys.
- The substantial exotic trees including cypress trees situated around the site.

Tannery Ruins

The Barwon Tannery ruins are listed as a Victorian Heritage Inventory site (H7721-0440).

The Tannery, now ruinous, was constructed in 1860c. Significant features of the Tannery when the site was surveyed for the Outer Areas Heritage Study in 1998-2000 are:

- Brick foundations on the edge of the flood plain, about 80 metres south of the Barwon River
- Remains of four vaulted structures which could be clearly seen on the north face
- Some of the surviving bricks are marked 'Northcote' (Northcote Brickworks, established 1866)

HOW IS IT SIGNIFICANT?

'Barwonside' and the Barwon Tannery site is of historical and scientific significance (Criteria A & C), aesthetic significance (Criterion E) and of associative significance (Criterion H) to the State of Victoria.

WHY IS IT SIGNIFICANT?

The Barwonside Manager's residence and Barwon Tannery site are significant for their ability to demonstrate part of Geelong's industrial history related to the processing of livestock for hides and associated by-products. They are an integral part of an industrial estate along the banks of the Barwon River that included Victoria's largest and most successful tanneries, fellmongeries and wool scouring operations, the street appropriately known as Tannery Road. (Criteria A & C).

'Barwonside', the original manager's residence of the Barwon Tannery is an integral part of the tannery complex, demonstrating aspects of how the tannery was managed and the changes generated by operations inclusive of several layers of development through the early 20th century. It is also a good example of a weatherboard dwelling retaining some qualities of mid-Victorian style and substantial exotic trees. (Criterion E)

'Barwonside' and the Barwon Tannery site is significant for its association with Alfred Douglass, merchant and proprietor of *Geelong Advertiser*, James Munday, of the Geelong Tannery, George Gardiner, owner of the Victoria Tannery and Bone Mill, and Frederic Palmer, manager of the Australian Tannery. All were prominent figures in the business community of Geelong and the local area. The place was used by James Munday and George Gardiner as a property for erecting and expanding their tannery operations. (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

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

'Barwonside' and the Barwon Tannery site is located on a rural and light industrial lot near the corner of Kings Lane and Tannery Road on the south bank of the Barwon River 1.8km downstream of the Breakwater Bridge. The current parcel of land is 13.8 ha.

Manager's Residence

The 'Barwonside' Manager's residence is a large rural homestead of ~190m², weatherboard construction with a galvanised corrugated iron roof. From Kings Lane to the west, the main façade and frontage of the homestead presents as a late-Victorian style residence.



Figure 3: 'Barwonside', west Elevation
Source: David Scott, City of Greater Geelong 2022

There are at least four layers of development and alteration to the homestead which have been identified by Dr David Rowe (Figure 4):

- c.1860 – original dwelling as part of Barwonside owned by Alfred Douglass (the scale, hipped form and surviving multi-paned double hung window are suggestive of this)
- c.1890s-1900 (possibly works carried out in 1895 to a design by architects Tombs and Durran?) – additions during George Gardiner or Charles Frederick and Rosa Anna Palmer occupations. The additions during this period include the faceted bay window at the north end with polygonal roof, common from the 1880s but still adopted in the 1890s/1900. The lineal projection in the roof suggests construction of new roof structure. The bullnosed roof form of the return verandah, timber brackets and possibly the solid timber valance are late 19th / early 20th century in origin, as appear to be the chimneys.
- Early 20th century – the steep pitch is more suggestive of 19th century than c.1920s – possibly relocated there – as incongruous to original and early design.
- c.1926: paired windows and windows in bay might be replacements post 1926 following possible damage by the tornado?

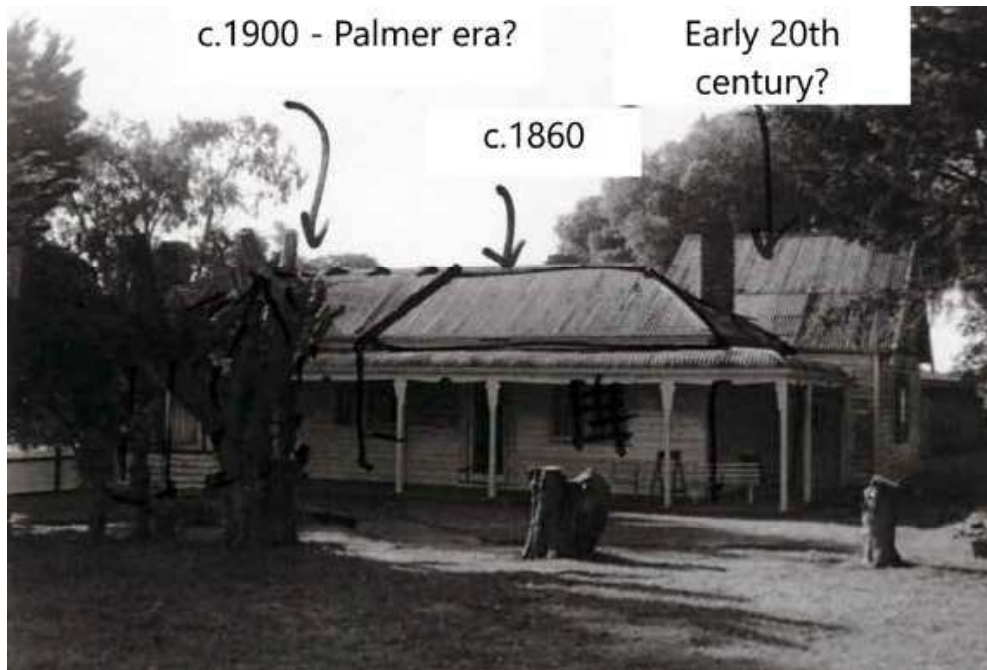


Figure 4: Architectural phases
Source: David Rowe, Authentic Heritage Services

There are at least three domestic outbuildings immediately to the rear/east of the homestead and three further outbuildings 70m to the northeast. These may be remnants of the original tannery complex, adapted for farm use. A further large outbuilding just west of those remaining, collapsed in 2016 and was removed in 2018.

Tannery Ruins

The archaeological remains of Barwon Tannery, a major industrial site that operated on the banks of the Barwon during the late C19th, had been substantially demolished and removed by the early 20th century, and the final parts of foundation walls were buried in 2012-13. (Figures 8 & 9).

In 1998 when the site was surveyed for the Greater Geelong Outer Areas Heritage Study: Stage 2 the remains of the tannery covered an area of approximately 20m x 10m. (Figure 5). At that time, the surviving evidence included:

- Brick foundations on the edge of the flood plain, about 80 metres south of the Barwon River
- Remains of four vaulted structures which could be clearly seen on the north face
- Surviving bricks marked 'Northcote' (Northcote Brickworks)

Aerial photographs from 2010 (Figures 6, 7 & 10) show the masonry walls of a tannery building that was at least 20 x 20m situated 30m to the northeast of the remaining outbuildings. Three barrel-vaulted basement arches are evident under the northeast corner of this building in a 1998 photo.

The extent of the remains is evident in the aerial photographs; the condition of these remains and wider potential to yield artefactual material needs to be confirmed through archaeological survey and/or discussion with the owner. (Figure 11).

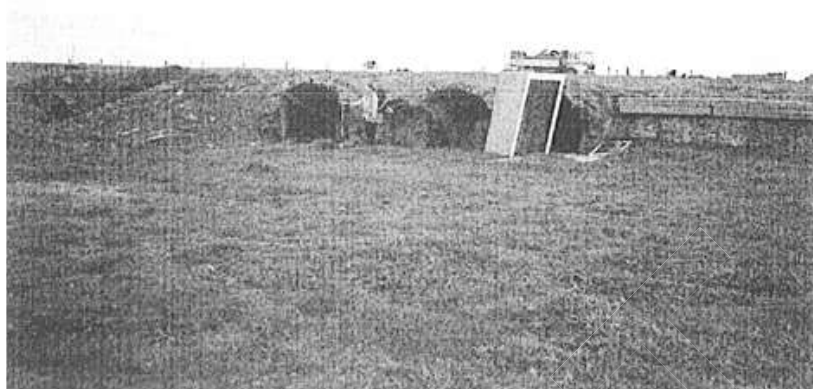


Figure 5: Barwonside Tannery Ruins, 1998
Source: Geelong Outer Areas Heritage Study: Stage 2



Figures 6 & 7: Closeup views of tannery remains showing perimeter wall and strip footing walls of 20 x 20m structure, 2010
Source: Places Weave Nearmap



Figures 8 & 9: Sequence 2012-13 of the tannery remains being buried, 2012-13
Source: Places Weave Nearmap



Figure 10: Tannery structural remains shown exposed, 04/01/2010
Source: Places Weave Nearmap



Figure 11: Tannery remains buried and no longer visible, 10/04/2022
Source: Places Weave Nearmap

PLACE HISTORY

Contextual History¹

The subject site occupies the traditional land of the Wadawurrung people.

Prior to European exploration and colonisation and for at least 45,000 years, the land now known as the City of Greater Geelong was the land of the Wadawurrung Aboriginal people. The name of this language group traditionally meant 'the people who belong to the water', in reference to the rivers, creeks, lagoons and other water sources within the Wadawurrung boundary.

The earliest European exploration of the Greater Geelong area was by sea with only occasional forays ashore, including Lieutenant John Murray in 1802, Captain Matthew Flinders in the same year, and both Charles Grimes, acting surveyor-general, and Lieutenant Tuckey in 1803. The next explorers, Hamilton Hume and William Hovell came overland from Lake George in New South Wales in 1824, then in 1835 John Batman carried out more exploration. European settlement began in June 1836 when settlers arrived from Launceston, Tasmania giving rise to the rapid pastoralisation of Greater Geelong during the 1830s and early 1840s.

The 1840s and early 1850s saw the creation of Geelong's first industries including flour mills, and limekilns, and secondary industries associated with sheep and cattle. The Barwon River between Marshall and Newtown provided a water supply and a conduit for the waste produced in each of these industries. The key establishments included boiling down works for the production of tallow (for making candles and soap); fellmongeries for the sale of sheep skins; tanneries (for manufacturing leather); and wool scourers (for the cleaning of wool).

From the beginning the Wadawurrung people were dispossessed of their traditional land use practices, food gathering and customs, and coupled with the introduction of European diseases, the local population of the Wadawurrung was decimated.

Thematic Place History

The subject site is part of Crown Allotment 4, Section IV, Parish of Connewarre. County of Grant.

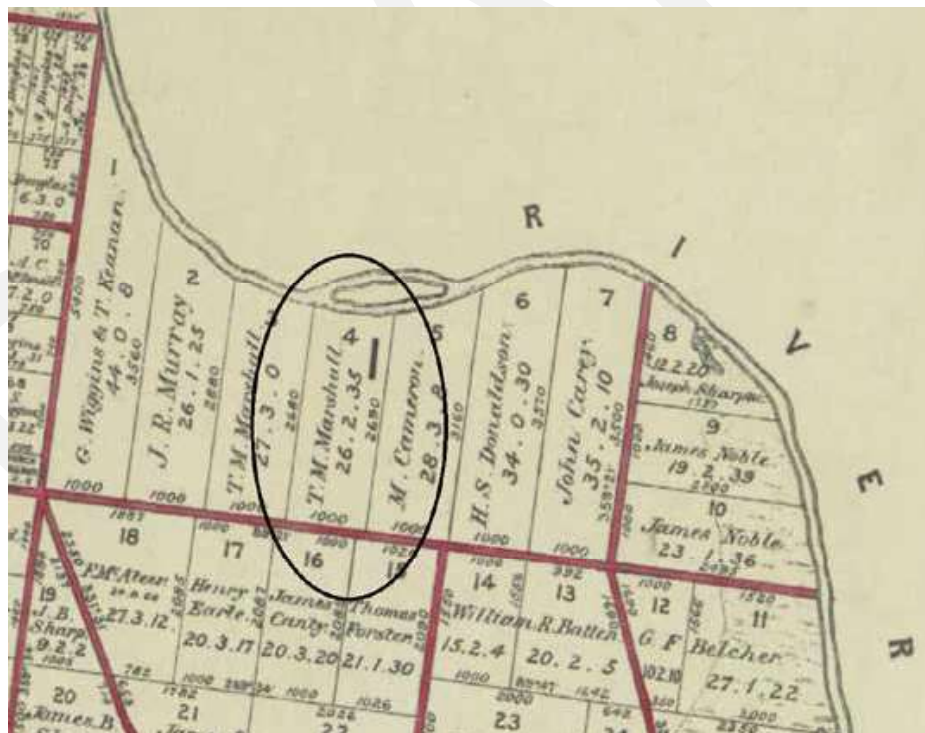


Figure 12: Connewarre County of Grant, Department of Lands and Survey, J. Noone, 1878
Public Record Office Victoria (VPRS8168)

¹ The Contextual History has been drawn from Rowe, D., *About Corayo: A Thematic History of Geelong*, City of Greater Geelong, 2021, pages: 67, 72-75 and 81.

The main themes relating to 'Barwonside' and the Barwon Tannery site, referring to Heritage Victoria's *Framework of Historical Themes* (2010), are:

Transformation of Breakwater, Connemara, and Marshelltown (Historic Themes 5 & 6)

Once known by Europeans as Breakwater and Connemara, and Marshelltown, this locality was an important industrial area from the mid-19th century given its proximity to the Barwon River. It was here that there were several tanneries including Australian Tannery, Victoria Tannery, and Bone Mill, and Barwonside Woolscouring and Fellmongery Works. In 1890 Marshall had a population of 225. By 1929 the tanneries were closed, ending Marshall's association with the industry.

From 1886 the area had been served by a railway siding which was first known as Connemara but was renamed Marshall in 1907 - it closed in 1964. There had also been a branch line to serve the neighbouring Geelong Racecourse from 1878 to 1906 when the course was shifted to its present site. The branch railway was then dismantled in 1909 and the racecourse land was handed over to the Geelong Harbor Trust, formed in 1905, which developed it as Sparrovale Farm.

In 1912 a temporary pipe factory was established at Marshall for the manufacture of ovoid reinforced concrete pipes used in the major ocean outfall scheme of the Geelong Waterworks and Sewerage Trust. An aqueduct of similar inventive construction by E.G. Stone and E.J. Siddeley was also built over the Barwon River at Marshall at this time.

In recent years, parts of Marshall have witnessed substantial suburban residential development and the construction of a railway station off Marshelltown Road which opened in 2004.

In May 2008, the City of Greater Geelong adopted the Armstrong Creek Urban Growth Plan. Amended in 2010, this Plan provided a framework for the major transformation of parts of Marshall, Connemara, and Mount Duneed into Greater Geelong's first and largest master planned residential community.²

The land appears to have been first owned by Thomas Mulcaster Marshall (1790-1866) in c.1855. Marshall, a Geelong wool merchant, and land commission agent had taken up several large allotments on the south side of the bank of the Barwon River below the Breakwater where he ran sheep before selling the land to Alfred Douglass.

Ownership by Alfred Douglass and construction of Barwonside Woolscouring and Fellmongery Works (Historic Themes 4 & 5)

Alfred Douglass (1820-1885), who became the proprietor of *Geelong Advertiser* "...determined to settle in Geelong and purchased some land below the Breakwater and erected my wool washing establishment and called it Barwonside and Mr John Wright joined me as resident and managing partner there."³

John Wright (c.1813-1866) supervised the building and erection of the Barwonside Woolscouring and Fellmongery Works and in 1861 a steam engine and Petrie wool scouring apparatus to improve methods of wool washing was installed. It was described as 'one of the most beautiful, compact, and useful pieces of machinery to be found in Victoria'⁴ The business was operational by 1864.

In 1867 'Barwonside' received an Honorary Certificate for scoured wool at the Paris Universal Exhibition. Douglass celebrated with his employees at a dinner hosted in the manager's residence in the presence of the Mayor of South Barwon and other officials, 'The room was tastefully decorated with flags...The cordial feeling which existed between the employer and the employed was pleasing to behold.'⁵

In addition to being a newspaper proprietor Alfred Douglass served the community as a local director of the Union Bank, member and treasurer of the Geelong and Western District Agricultural Horticultural Society and the Botanic Gardens Management Committee. His earliest contribution was the Geelong Volunteer Fire Brigade which he joined in c.1854.

Ownership by James Munday and development of Geelong Tannery (Historic Themes 4 & 5)

Douglass owned and operated the woolscouring and fellmongery works and manager's residence for approximately six years before leasing it out to James Munday (1840-1906) in 1867. Within two years, Munday was expanding the tannery

² Ibid pages 778 – 780.

³ Autobiography, Alfred Douglass, Not before 1885 [manuscript], State Library of Victoria

⁴ 'Wool Washing Machine', *Launceston Examiner*, Thursday 6 December 1860.

⁵ 'Barwonside Wool Scouring Establishment', *Geelong Advertiser*, Monday 2 September 1867.

producing ordinary leathers, and building 7 new cement brick tan pits to make a total of 14. The tannery was using 80-90 hides weekly, excluding calf and sheep skins and employed 20 men across his two tannery sites.⁶

In 1875 James Munday terminated the 'Barwonside' lease after establishing the Geelong Tannery on the Barwon River in South Geelong. After Munday's departure it was occupied by other lessees, with Alfred Douglass eventually offering the tannery for auction in 1883. In the auction notice the Barwonside Fellmongery and Tannery was described as "...most conveniently planned, and consists of a large shed for storing and drying wool, accommodation for (7) wool classers, two new sweating houses capable of holding 1000 sheepskins each, manager's house, two-stalled stable, etc."⁷

Having received no satisfactory bidders 'Barwonside' continued to operate under the auspices of Douglass & Co. In May 1885 after Douglass' death there was a public clearing sale on behalf of Douglass & Co. Left unoccupied and run down 'Barwonside' was offered for lease again in 1892 and 1892. Finally in 1901 on behalf of Douglass' trustees all the buildings, machinery and materials were sold comprising 'brick and iron buildings, chimney stack, galvanised iron, bricks, boiler, engine, large quantity of machinery and sundries.'⁸

Ownership by George Gardiner and 1926 Tornado (Historic Themes 4 & 5)

By 1901-02, the property had been sold to George Gardiner of 'Sunnyside'. His Victoria Tannery and Bone Mill operated from 'Greenbank' and a nearby site. The 'Barwonside' site was managed by Charles Frederic Palmer (1863-1934)⁹ who purchased the tannery and manager's residence from Gardiner in 1912. Palmer had connections with Brearley Brothers where he started work as clerk, eventually becoming the manager of their Australian Tannery operations. The substantial exotic trees including cypress trees situated around the site are believed to have been planted by Charles Palmer who was responsible for the planting of trees down both sides of the lane leading to his home and factory.



Figure 13: George Gardiner, n.d.
Source: W. Watts, South Barwon Shire Council, c.1900. State Library of Victoria.

In 1926 a tornado caused extensive damage to 'Barwonside', The *Geelong Advertiser* reported that George Gardiner and Co's Tannery was 'almost entirely wrecked'. This included the main building and 'loft' over the pits, the drying shed with first floor store and materials such as bark to the value of about £1,500, and leather valued at approximately £3000.

⁶ James Munday also leased Marshall's Fellmongery Establishment from Forster Marshall and is associated with the Former Marshall-Munday Woolscour Ruins at 77-107 Woolscour Lane, Marshall.

⁷ 'Sales by Auction by Dennys, Lascelles & Co', *Geelong Advertiser*, Thursday 22 February 1883.

⁸ 'Sales by Auction by Neil Campbell', *Geelong Advertiser*, 22 March 1901.

⁹ Palmer started work as an 18-year-old clerk at Brearley Brothers Tannery, later taking over its management. He was a member of the 1884-1886 Geelong Football team, and a South Barwon councillor, serving from 1916 to 1925, and was president for a term in 1922-23.

The manager's residence was also damaged by the tornado. 'So fierce did the storm rage round about the dwelling that not a single chimney was left standing. One fell so heavily upon the galvanised iron roofing that the roof gave way. The verandah was demolished, a lounge that had been near by the front door having been deposited by the tornado in a tree at the back of the house.'¹⁰ It was described as habitable it was damaged to the extent of £500.

Shortly after the tornado Charles Palmer sold out to John C King and Sons Pty of South Geelong who had carried on the manufacture of high-grade blood manure for 26 years and were looking to expand their operations established a Bone Mill and Manufacturing Works. It is likely that Kings Lane, Marshall was named in their honour.

Tannery Ruins (Historic Theme 5)

The archaeological remains of Barwon Tannery, a major industrial site that operated on the banks of the Barwon during the late 19th Century, had been substantially demolished and removed by the early 20th century, and the final parts of foundation walls were buried in 2012-13.

A 1930c aerial photo by Charles Pratt (Figure 5) shows a vast tannery complex extending from due north of the homestead eastward, over 15 built structures across an area 150 x 50m. Many of the structures are in a ruinous state at that time.



Figure 5: Aerial view from north, showing Barwon River in foreground, homestead at top right. 1930c. Photograph by Charles Pratt. Source: State Library of Victoria

INTEGRITY

Manager's Residence

The original character and appearance of the 1860 fabric are discernible in terms of scale, hipped form and surviving multi-paned double hung windows. The faceted bay window at the north end with polygonal roof, bullnosed roof form of the verandah, timber valance, paired windows and windows in the bay, and chimneys dating from the late 19th and early 20th Century are noticeable. The steep pitched roof section (south elevation) was possibly relocated as it is incongruous to the original and early design. While physical additions and alterations are noticeable, they make an overall contribution to historical significance of the residence through association with the Barwonside Tannery and subsequent owners and managers.

Tannery Ruins

The original Tannery complex appears to have lost ~90% of its associated fabric, with the remainder now buried. However, it is possible that some of the out-buildings date from the tannery development and extensive artefactual material may occur under and around the tannery complex area.

¹⁰ 'Tannery Destroyed. Probably £20,000 Damage'. *Geelong Advertiser*, Saturday 24 July 1926.

COMPARATIVE ANALYSIS

Historically, Crown Land sales of land at Marshall (including the area now known as Charlemont) in the 1850s and 1860s brought about the creation of a number of farms for grazing and pasture as well as other properties associated with tanning and other industries beside the Barwon River.

Tannery and woolscouring operations extended along the Barwon River from Marshall to Newtown. Surviving industrial heritage sites include Australian Tannery, 40 Jendes Lane, Charlemont (H7721-0440); Former Marshall-Munday Woolscour, 1847, 77 Woolscour Lane, Charlemont (VHI H1146); Sunnyside Wool Scouring Works, 1867-1960c, 76-78 Tucker Street, Breakwater (VHR H1146); Marnock Geelong (Former Phoenix Wool Scouring Works), 1918c, 55 Marnock / Riversdale Roads, Newtown (HO1334); and E.P. Robinson Wool Scourer, 1920c, 13 Bridge Street, Newtown (HO1247).

The Barwon Tannery ('Barwonside') is a rare mid-19th Century site that retains both the manager's residence, and physical and archaeological evidence of a significant tannery operation.

Manager's Residence

Most of the surviving dwellings of the 19th and early 20th centuries in the Marshall area are associated with farming, with few directly associated with 19th century industrial development.

Architecturally, 'Barwonside' may be compared to the following properties that share a similar historical background.



'Greenbank'

Source: David Scott, City of Greater Geelong, 2022

'Greenbank', 1852

40 Tannery Road, Charlemont

'Greenbank' is aesthetically significant as a substantially intact rendered brick Victorian-styled house. Like 'Barwonside' it was used as a manager's house and is set within a large tannery complex. The two places share social significance through their ownership by prosperous and well-known local tannery proprietors.

This place is currently not on the HO but is being considered for inclusion.



Source: Google Street View, 2023

Dwelling, 1890c.

22 Riverdale Road, Newtown

HO1617 | HO1421

Weatherboard dwelling with historical associations related to tanneries that operated in the vicinity from the 1850s. The dwelling was owned and occupied at first in 1891 by Josiah Windmill, tanner, a member of a well-known local family of quarrymen and tanners. Double fronted, symmetrical Italianate house. There is a timber outbuilding

Tannery Ruins

Archaeological Comparisons

Apart from Debney's Tannery in Flemington and Grosvenor Street Tannery in Abbotsford, no other archaeological investigations of tanneries are known to have been carried out in Victoria. Therefore, there is no comparative data which would assist with the present site. In this way Barwonside Fellmongery and Tannery is unique.

Other Mid-19th and Early 20th Century Tannery Sites

Melbourne and Regional Victoria

By 1900 there were nearly 60 tanneries in Melbourne concentrated in a few locations, particularly in Richmond near the Yarra, and in Clifton Hill, Preston, Northcote, Footscray, Hawthorn, and Flemington. Tanneries were also located in regional Victoria including in Gippsland, Southern Grampians, and around Castlemaine and Bendigo.

While the Tannery (former) in Cavendish established in 1864 dates from the same period as Barwonside, there is no evidence of other extant archaeological sites from the mid-19th Century. A timber framed and clad building used by McCall's Tannery in Yarraville dates from 1870c and in Northcote a 1900 warehouse building survives from Joshua Pitt PL Tannery. The Richmond Tannery Precinct, 1871 demonstrates the development of working-class housing adjacent to industrial sites.

Other Mid-19th Century and Early 20th Century Factory Sites at Marshall (now also known as Charlemont), Waurn Ponds and East Geelong

There are three extant sites related to tannery operations in Charlemont: 'Greenbank', 40 Jendes Lane, Charlemont; Former Marshall-Munday Woolscour, 77 Woolscour Lane, Charlemont; and the subject site, 'Barwonside' and the Australian Tannery.

The former Cement Pipe Factory Ruins located at 1 Drews Road, Marshall provides further evidence of the area's industrial past.

The extent and significance of the Barwon Tannery ruins as an industrial site are comparable to the Lime Kiln Complex located on Hearn Parade & Limeburners Road, East Geelong and Lime Burning Kiln on Princes Highway and 110 Lemins Road (rear), Waurn Ponds.



'Greenbank' tannery ruins
Source: Jennifer Bantow, 2020

'Greenbank' Australian Tannery ruins

40 Jendes Lane, Charlemont
VHI H7721-440

Physical evidence of the place has the ability to demonstrate at least 4 major developmental phases dating from 1852c to 1870s. There are extensive structural remains including brick and bluestone basement walls and foundations, the base of a chimney stack, tanning pits and the potential for archaeological material.

This place is currently not on the HO but is being considered for inclusion.



Lime Kiln showing arched entrance
Source: Heritage Victoria Database 2023

Lime Kiln Complex

Hearn Parade & Limeburners Road, East Geelong
VHR H1288 | HO191

The site consists of the visible ruined remains of lime kilns, footings of the power magazine and archaeological relics. The complex is of archaeological and historical significance to the State of Victoria.



Lime Burning Kiln
Source: David Scott, City of Greater Geelong 2022

Lime Burning Kiln, 1881c

Princes Highway and 110 Lemins Road (rear), Waurn Ponds
VHR H0866 | HO377

Associated with McCann and Sons a notable family who played a significant role in quarrying and limeburning. The Kiln is an important surviving relatively intact industrial structure and is of archeological and historical significance to the State of Victoria.

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tgc.vic.edu.au

SCOPE TO ASSESSMENT

1. The historical notes provided for this assessment are not considered to be an exhaustive history of the site.

CITY OF GREATER GEELONG

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LOCATION DETAILS & HERITAGE OVERLAY

Heritage Place:	Waurm Ponds Hotel Stable	UPI:
Address:	20 Marendaz Road, Waurm Ponds	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	1856	
Architectural style:	Standing ruin	
Typology:	Building, public	
Assessed by:	Janine Barrand, Heritage Project Officer	
Peer reviewed by:	David Scott, Built Heritage Coordinator	



Figure 1: Proposed Heritage Overlay Area. Source: Places Weave Nearmap, 2023.



Figure 2: Proposed Heritage Overlay area in red and existing VHI area of interest in orange. Source: Places Weave Nearthmap, 2023

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

The Waurn Ponds Hotel Stables at 20 Marendaz Road, Waurn Ponds is historically significant for its association with pastoral development particularly local farming settlement. (Criterion A). The Stables and surrounds are of scientific significance for its archaeological research potential to increase understanding of post contact occupation in the area (Criterion C). The Stables is aesthetically significant as a vernacular and functional building of the mid nineteenth century (Criterion E). The Waurn Ponds Hotel Stables is significant for its association with publican and landowner Charles Simmons. (Criterion H).

WHAT IS SIGNIFICANT?

The Waurn Ponds Hotel Stables is a single storey red brick commercial outbuilding with a hipped roof constructed in a vernacular style in 1856. The significant features of the place are:

- Hipped roof clad in lapped sheets of galvanised corrugated iron.
- Two unusual, pointed arch openings on the eastern elevation, which were likely to have originally been fixed vents or shutters.
- Unpainted, handmade bricks.
- Structural iron S-ties.
- Potential for archaeological research including evidence of four previous structures associated with the hotel complex and artefact scatters such as old farming equipment.
- Visibility of the place from Marendaz Road and Waurn Ponds Drive

Features that are not of significance are:

- A large opening in the east wall, possibly a mid C20th change to accommodate a motor vehicle.
- Temporary timber structure within the opening on the eastern elevation

HOW IS IT SIGNIFICANT?

The Waurn Ponds Hotel Stables is of aesthetic, historical, scientific, and associative significance (Criteria A, C, E & H) to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

The Waurn Ponds Hotel Stables is significant as a rare example demonstrating the growth of local farming settlements from the mid-19th century and the early development of licenced premises to service the resident populace and travellers along Colac Road. (Criterion A).

The site has potential for archaeological research due to structures such as the hotel and other outbuildings that were extant in 1856 when the Waurn Ponds Hotel was operating. Further research will increase understanding of the post contact history of European occupation and cultural history of the area, particularly as the site of an early inn. (Criterion C).

The Waurn Ponds Hotel stables are a modest-sized vernacular stable from the mid-19th century but of particular interest as a brick structure when most stables around that time were likely timber, and includes unusual, pointed arch openings of uncertain origin and function. (Criterion E).

The Waurn Ponds Hotel is associated with Charles Simmons, a well-known colonist and landowner who was on the board of patrons for the Non-Vested National School at Waurn Ponds. (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).

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

The Waurn Ponds Hotel Stables is located on a large rural block on the corner of Marendaz Road and Waurn Ponds Drive. The current parcel of land is 234ha.

The single storey unpainted red brick outbuilding built in 1856 in a vernacular style has a hipped roof of lapped galvanised corrugated iron and measures approximately 12.3 X 5m. There are two unusual, pointed arch openings on the eastern elevation, which were likely to have originally been fixed vents or shutters.

There is a large opening on the east elevation which was possibly a mid-20th century adaptation to accommodate vehicles.

Both end walls have subsided causing substantial deformation. Plants have penetrated external walls on the north elevation.



Figure 3: Stables, east elevation showing hipped roof, structural iron S-ties and pointed arch openings.
Source: David Scott, City of Greater Geelong, 2022.



Figure 4: Stables, east elevation showing later opening, temporary door barrier, fencing and site rubble.
Source: David Scott, City of Greater Geelong, 2022



Figure 5: Stables, north elevation showing wall subsidence, and penetration of external walls by plants.
Source: David Scott, City of Greater Geelong, 2022.

PLACE HISTORY

Contextual History¹

The subject site occupies the traditional land of the Wadawurrung people.

Prior to European exploration and colonisation and for at least 45,000 years, the land now known as the City of Greater Geelong was the land of the Wadawurrung Aboriginal people. The name of this language group traditionally meant 'the people who belong to the water', in reference to the rivers, creeks, lagoons and other water sources within the Wadawurrung boundary.

The earliest European exploration of the Greater Geelong area was by sea with only occasional forays ashore, including Lieutenant John Murray in 1802, Captain Matthew Flinders in the same year, and both Charles Grimes, acting surveyor-general, and Lieutenant Tuckey in 1803. The next explorers, Hamilton Hume and William Hovell came overland from Lake George in New South Wales in 1824, then in 1835 John Batman carried out more exploration. European settlement began in June 1836 when settlers arrived from Launceston, Tasmania giving rise to the rapid pastoralisation of Greater Geelong during the 1830s and early 1840s.

From the beginning the Wadawurrung people were dispossessed of their traditional land use practices, food gathering and customs, and coupled with the introduction of European diseases, the local population of the Wadawurrung was decimated.

Thematic Place History

The subject site is part of Crown Allotment I, Section IX, Parish of Duneed, County of Grant.

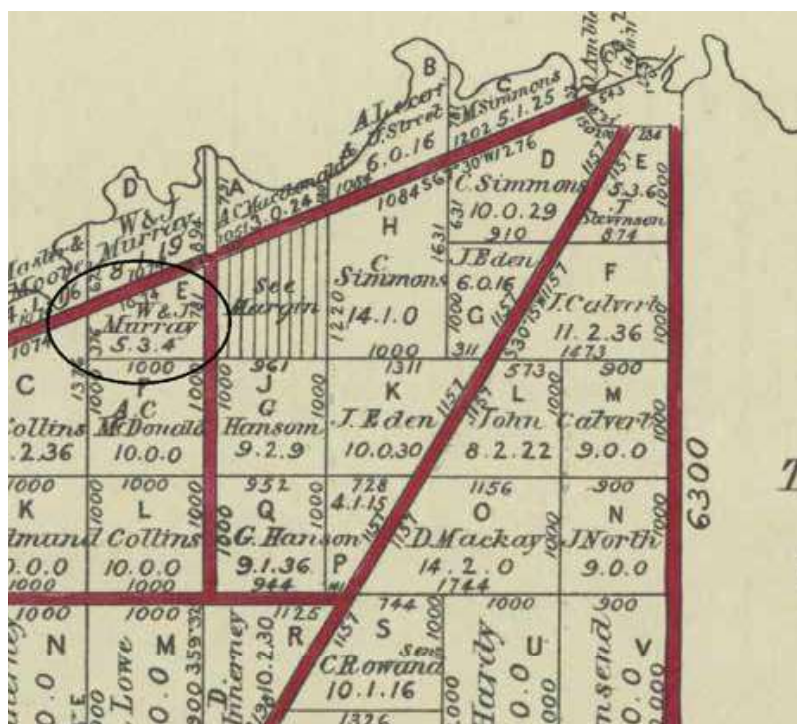


Figure 6: Location site of Waurm Ponds Hotel, Parish of Duneed
Source: VPRS 8168/P0002, ND., Public Records Office Victoria

¹ The Contextual History has been drawn from Rowe, D., *About Corayo: A Thematic History of Greater Geelong*, City of Greater Geelong, 2021. Pages 67, 72-75 and 81.

The main themes relating to the Waurin Ponds Hotel and archaeological site, referring to Heritage Victoria's *Framework of Historical Themes* (2010), are:

Development of Waurin Ponds as a settlement (Historic Theme 6)

The earliest European occupation of Waurin Ponds was the establishment of an inn by Martin Priest on the north bank of the Waurin Ponds Creek in 1846. Further European development came in 1848 when David Pettavel, a pioneer vigneron, established the Victoria Vineyard.

In 1886 Waurin Ponds was described as a prettily situated postal township with one church and one state school. Up to 1880 it had been sustained by the viticulture industry however the other industry which maintained commercial viability at Waurin Ponds was quarrying.

While Waurin Ponds remained a farming area throughout the first half of the 20th century, the beginning of major transformation into a suburb of Geelong began with the educational developments in Pigdons Road. By 2016, Waurin Ponds had experienced substantial change, with the construction of the Geelong Ring Road, major shopping centres and hundreds of dwellings constructed following numerous subdivisions of previous rural allotments.²

Mid-nineteenth century hotels and publicans (Historic Theme 5)

By 1854, the greater Geelong area boasted at least 70 hotels. These buildings were strategically situated along the main thoroughfares into and out of Geelong and outlying townships and centres; at river and ford crossings; and at seaside resorts.³

With increased population of the area due to establishment of quarries, orchards, and vineyards the number of hotels grew providing necessary beverage, food, and accommodation. Hotels were the earlier public centres for social gatherings, political meetings, club meetings, church services and concerts.⁴

In 1859 there were over 50 country applications for publicans' licences⁵ including Victoria Inn (Esther Priest) and Charles Simmons, Waurin Ponds Hotel. There were a further 3 in Ceres, 2 in the Barrabool Hills, and another on the Colac Road.

Waurin Ponds Inn and Charles Simmons (Historic Theme 5)

William Murray established Waurin Ponds Inn in 1856 which most likely included the stable building.

Charles Simmons (1814-1894) and his wife Elizabeth immigrated to Australia from Norfolk, England to join his parents and in 1859⁶, applied for and was granted the licence for the Waurin Ponds Inn which he held for 17 years. The Waurin Ponds Hotel site is shown on an 1863 Geological Survey Map and an 1869 plan of an adjoining subdivision shows five buildings on the Hotel site in 1869 during the period of Charles Simmon's ownership. (Figure 5).

Simmons had other land holdings in the area which he farmed until his death in 1894, including a brick homestead now located at 35 Lemins Road, Waurin Ponds. Described as a "respected" and "well-known" colonist, Simmons was a member of the Board of Local Patrons of the non-vested National School from 1861⁷.

In 1899 it was reported that "The place is still in existence and is now known as the late Col. Conran's property."⁸ This suggests that the inn and stable building were by then closed and subsumed into a larger site.

² Ibid, page 834-835.

³ Op sit Rowe, D., page 621.

⁴ Op sit Rowe, D., page 622.

⁵ Country Applications for Publicans' Licences, *Geelong Advertiser*, 8 April 1859.

⁶ 'Country Licences', *Geelong Advertiser*, 20 April 1859.

⁷ Education Department of Victoria & Blake, L.J., *Vision and Realisation: a centenary history of the state education department in Victoria*, Education Department of Victoria, Melbourne, 1973.

⁸ Hammond, W. M., 'The Early History of the Barrabool Hills Part III, *Geelong Advertiser*, 7 January 1899.

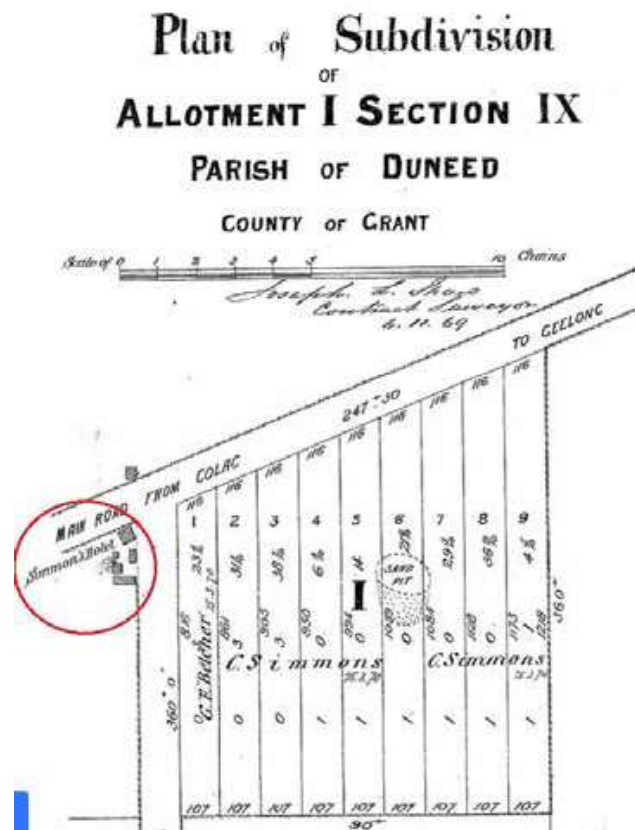


Figure 5: Plan of Subdivision c1869 showing Simmon's Hotel.
 Five structures associated with Simmons Hotel shown at left, not to scale.
 Hotel proper likely to be uppermost square building fronting road.
 Stables is probably one of the outbuildings below this or may not be shown at all.
 Source: Mount Duneed History Group <https://mdpa.weebly.com>

INTEGRITY

Physically, the stables are a standing ruin in poor condition. The brick walls have weathered unevenly which suggests that the bricks may have been handmade and fired unevenly and/or water damage has occurred due to inadequate drainage causing falling and rising damp.

There is evidence of periodic repointing with cement mortar and spreading salt attack to the pointing and bricks. Both end walls have subsided causing substantial deformation. Plants have penetrated external walls particularly on the north side of the stables.

COMPARATIVE ANALYSIS

With the increased population in rural areas associated with the establishment of quarries, orchards and vineyards in the 19th century, the number of hotels grew providing necessary beverage, food, and accommodation for workers.

The stable is a rare surviving example of a mid-19th century hotel complex.



Old Swan Inn stable ruins

Source: Victorian Heritage Database. Accessed 9 October 2023.

Old Swan Inn, 1843

4 Hamilton Highway, Fyansford

VHR HO267 I HO4

The Old Swan Inn site comprises stable ruins, archaeological deposits, and artefacts. Unlike the Waurn Ponds Hotel site, the Inn includes extant buildings. Both sites are located in semi-rural locations that have not been subsumed or significantly altered over time.

At Fyansford, one of the earliest vineyards and orchards where vestiges may survive on west bank of the Moorabool River, established in early 1850s.

Source: <https://www.fyansford.com>. Accessed 5 February 2024**Former Junction/Keens Hotel Ruins, 1852c**

5 Fyansford-Gheringhap Roads, Fyansford

HO 1736

The ruins of the Junction Hotel (outbuildings and hotel footings) are comparable to the Waurn Ponds Hotel as rare surviving examples of the early hotel trade in Fyansford and Waurn Ponds. The built forms and archaeological potential of the two sites can be compared although constructed of different materials.



Bluestone Outbuilding, 1860c.

Source: David Scott, City of Greater Geelong, 2022

Bluestone Outbuilding, 1860c

10 Lemins Road, Waurn Ponds

The Bluestone Outbuilding has a hipped roof, clad in galvanised iron typical of outbuildings of the mid-19th century. It is a rare example of a vernacular outbuilding made of random rubble stone construction. The Outbuilding is associated with the growth of the area and arrival of Swiss vigneron and vineyards in the Waurn Ponds area.

This place is currently not on the HO but is being considered for inclusion.



Source: David Rowe, 1998

Former Blacksmith's Shop, 1848

75 Kingsbury Lane, Waurn Ponds

The blacksmith's shop is associated with David Pettavel and his Victoria Vineyard. The gable roof clad in galvanised corrugated iron and course random rubble stone construction is comparable to the outbuilding at Lemins Road.

This place is currently not on the HO but is being considered for inclusion

REFERENCES

Rowe, D. & Huddle, L., Geelong Outer Areas Heritage Study: Stage 2. Vol. 16 of 16. Record Sheets of Heritage Places, City of Greater Geelong, 1998 - 2000

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

Education Department of Victoria & Blake, L.J., *Vision and Realisation: a centenary history of state education in Victoria*, Education Department of Victoria, Melbourne, 1973

Hammond, W.M., 'The Early History of the Barrabool Hills Part III', *Geelong Advertiser*, 7 January 1899.

'Country Licences', *Geelong Advertiser*, 20 April 1959

SCOPE TO ASSESSMENT

1. Access to the heritage place was limited to a visual inspection from the public domain.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes for this assessment are not considered to be an exhaustive history of the site.

CITY OF GREATER GEELONG

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LOCATION DETAILS & HERITAGE OVERLAY

Heritage Place:	'Sunnyside'	UPI:
Address:	128-138 Tannery Road, Charlemont	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	1852c - 1892	
Architectural style:	Late Victorian / Queen Anne	
Typology:	Homestead	
Assessed by:	Janine Barrand, Heritage Project Officer	
Peer reviewed by:	David Scott, Built Heritage Coordinator	



Figure 1: Proposed Heritage Overlay Area. Source: Places Weave Nearmap, 2022



Figure 2: Location site of subject dwelling. Source: Places Weave Map View, 2023

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

'Sunnyside' at 128-138 Tannery Road, Charlemont is of aesthetic significance as a substantial rural homestead in the Late Victorian, Queen Anne style located in a parkland setting with exotic tree plantings (Criterion E) and of historic significance for its ability to demonstrate industrial history and the development of farming along the Barwon River (Criterion A). 'Sunnyside' is significant due its association with architects Laird and Barlow, farmer Thomas Vaughan and George Gardiner owner of Marshalltown Oil and Glue Factory (Criterion H).

WHAT IS SIGNIFICANT?

'Sunnyside' is a single storey masonry homestead in the Late Victorian and Queen Anne styles, built in 1892. The significant features of the place are:

- The original homestead with solid brick wall construction in red face brick with large octagonal bay forms on the end walls, and four substantial, corbelled brick Federation-style chimneys.
- The twin-gambrel roof form clad in slate integrating lengthy verandahs on two sides on the Tannery Road frontage
- Timber roof joinery including gables, finials, and exposed rafters under the eaves, turned timber verandah columns, decorative fretwork, verandah brackets and valances.
- Timber framed double hung windows arranged singularly and symmetrically on the Tannery Road frontage and projecting bays on the Brearley's Lane frontage; and two four panelled timber doors with side and highlights.
- Substantial numbers of exotic trees around the homestead, including a row of pine trees, a large Canary Island Palm and evidence of an early 20th garden design at the west side of the homestead.
- The open grassed reserve between the front of the homestead and Tannery Road which provides for prominent views of the homestead across an open foreground setting and outlook from the homestead to the road.
- The AFL field between the homestead and Tannery Road may possess some local social value as a place of group recreation and gathering; this has not yet been ascertained.

Features that are not of significance are:

- Late- 20th century additions including the swimming pool and summer house (northern garden) and sheds and outbuildings (west of the homestead)
- Fences.

HOW IS IT SIGNIFICANT?

'Sunnyside' is of aesthetic significance (Criterion E), historic significance (Criterion A) and associative significance (Criterion H) to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

'Sunnyside' is significant for its substantial size and Late Victorian Queen Anne architectural detailing, as designed by architects Laird and Barlow, well-known Geelong architects. The views from Tannery Road and row of pine tree trees, Canary Island Palm and evidence of early 20th century garden design are significant due to their ability to demonstrate the original landscape properties of the place. (Criterion E).

'Sunnyside' is significant for its association with nineteenth and early-twentieth century farming and industrial development of Marshalltown, which is reinforced by the nearby proximity of surviving industrial sites at 'Barwonside' and 'Greenbank'. Most surviving dwellings of this period in the outer areas of the City are associated with farming, thus 'Sunnyside' is one of very few directly associated with industrial development. (Criterion A).

The residence is closely associated with the farming and industrial history of the area and several notable owners including George Gardiner, proprietor of the Marshalltown Oil and Glue Factory, who also owned 'Barwonside' where he established Victoria Tannery and Bone Mill. Gardiner resided at 'Sunnyside' for nine years using it as the main headquarters of his local business operations as well as his family home. (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).

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

'Sunnyside' is located on a rural allotment on the corner of Tannery Road and Brearley Lane, Charlemont. The current allotment is 83,800 m².

The single storey homestead built in 1892 in the Late Victorian Queen Anne styles has two gambrel roof wings with a connecting central section in a 'H'-like plan form, of total area ~430m². The primary façade faces east to Brearley's Lane, where each gambrel wink has a half-octagonal projecting bay and the central section a full width roofed verandah with formal entry doors, including sidelights and highlights, at the centre.

The façade facing north to Tannery Road has a full width covered verandah with another set of formal entry doors and lights at its centre, which leads out to the AFL and cricket fields.

There is bluestone exterior wall evident on the south side of the homestead (as seen from Brearley's Lane) which may be a remnant wall from the original c.1852 house or demonstrate a later construction in which the original house's bluestone was re-used.

Landscaped garden areas with an organic gravel pathway pattern adjoin the two formal facades. The eastern garden is dominated by a late-C20th tennis cum basketball court (no significance), the northern garden has a small late C20th swimming pool and summer house (no significance). A 3.6 x 2.4m weatherboard garden shed of early-mid C20th origin is situated in the northern part of the garden.

At the west side of the homestead are several large late-C20th sheds and outbuildings (no significance), situated around a tree-lined driveway loop – which has likely always been the main access drive into the homestead. A small rectilinear kitchen produce garden(?) sits between the driveway and rear of the homestead, and at this location is a large Canary Island Palm.

Between the northern garden and Tannery Road is a 100 x 80m grassed AFL field with timber goal posts and a synthetic cricket practice wicket offset to the southern side. The eastern goal posts sit within the road reserve; and it appears to all purposes as the local community sports field, but whether the owners of 'Sunnyside' have previously or currently share use of the field with the community is unclear. This field is labelled 'Homestead Park' in the North-eastern Industrial Precinct of the Armstrong Creek Urban Growth Zone.



Figure 3: Site overview
Source: Places Weave Nearmap, 2022



Figure 4: East elevation showing open reserve setting and Canary Island Palm.
Source: David Scott, City of Greater Geelong, 2022



Figure 5: East elevation showing remnant bluestone construction.
Source: David Scott, City of Greater Geelong, 2022



Figure 6: Early-mid C20th Garden shed situated north of homestead.
Source: David Scott, City of Greater Geelong, 2022

PLACE HISTORY

Contextual History¹

The subject site occupies the traditional land of the Wadawurrung people.

Prior to European exploration and colonisation and for at least 45,000 years, the land now known as the City of Greater Geelong was the land of the Wadawurrung Aboriginal people. The name of this language group traditionally meant 'the people who belong to the water', in reference to the rivers, creeks, lagoons and other water sources within the Wadawurrung boundary.

The earliest European exploration of the Greater Geelong area was by sea with only occasional forays ashore, including Lieutenant John Murray in 1802, Captain Matthew Flinders in the same year, and both Charles Grimes, acting surveyor-general, and Lieutenant Tuckey in 1803. The next explorers, Hamilton Hume and William Hovell came overland from Lake George in New South Wales in 1824, then in 1835 John Batman carried out more exploration. European settlement began in June 1836 when settlers arrived from Launceston, Tasmania giving rise to the rapid pastoralisation of Greater Geelong during the 1830s and early 1840s.

The 1840s and early 1850s saw the creation of Geelong's first industries including flour mills, and limekilns, and secondary industries associated with sheep and cattle. The Barwon River between Marshall and Newtown provided a water supply and a conduit for the waste produced in each of these industries. The key establishments included boiling down works for the production of tallow (for making candles and soap); fellmongeries for the sale of sheep skins; tanneries (for manufacturing leather); and wool scourers (for the cleaning of wool).

From the beginning the Wadawurrung people were dispossessed of their traditional land use practices, food gathering and customs, and coupled with the introduction of European diseases, the local population of the Wadawurrung was decimated.

¹ The Contextual History has been drawn from Rowe, D., *About Corayo: A Thematic History of Geelong*, City of Greater Geelong, 2021, pp: 67, 72-75 and 81.

Thematic Place History

The subject site is part of Crown Allotment 13, Section IV Parish of Connemare. County of Grant.

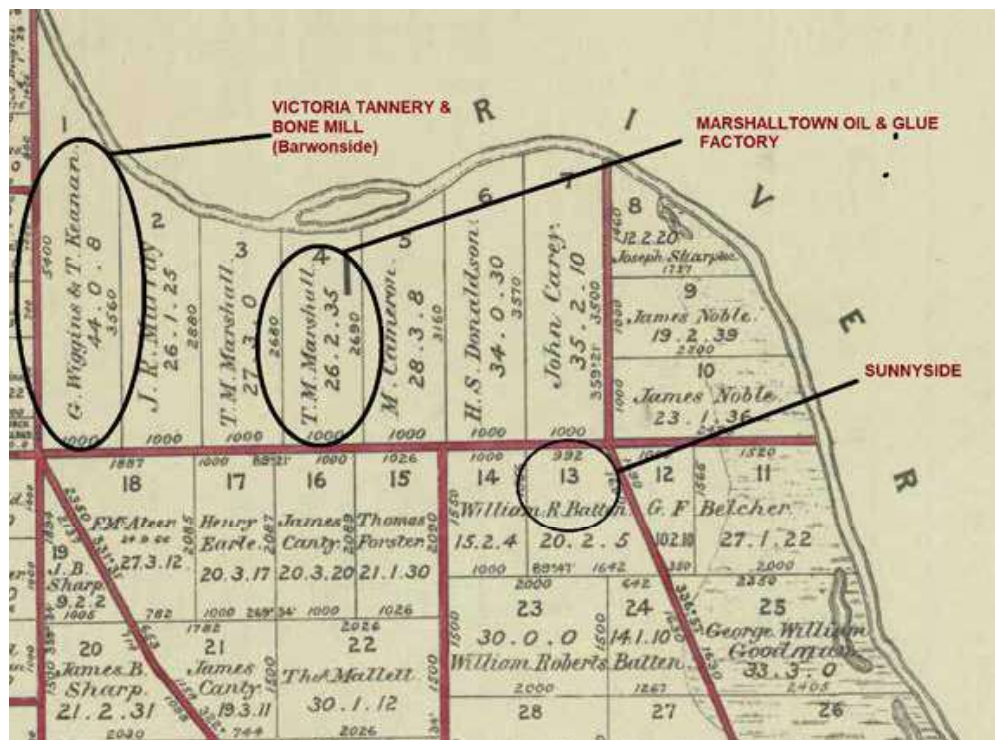


Figure 7: Connemare County of Grant, Department of Lands and Survey, J. Noone, 1878
The map shows the relationship to 'Sunnyside' and George Gardiner's industrial sites.
Source: Public Record Office Victoria (VPRS8168)

The main themes relating to 'Sunnyside', referring to Heritage Victoria's *Framework of Historical Themes* (2010), are:

Transformation of Breakwater, Connemare, and Marshalltown (Historic Themes 5 & 6)

Once known by Europeans as Breakwater and Connemare, and Marshalltown, this locality was an important industrial area from the mid-19th century given its proximity to the Barwon River. It was here that there were several tanneries including Australian Tannery, Victoria Tannery, and Bone Mill, and Barwonside Woolscouring and Fellmongery Works. In 1890 Marshall had a population of 225. By 1929 the tanneries were closed, ending Marshall's association with the industry.

From 1886 the area had been served by a railway siding which was first known as Connemare but was renamed Marshall in 1907 - it closed in 1964. There had also been a branch line to serve the neighbouring Geelong Racecourse from 1878 to 1906 when the course was shifted to its present site. The branch railway was then dismantled in 1909 and the racecourse land was handed over to the Geelong Harbor Trust, formed in 1905, which developed it as Sparrowale Farm.

In 1912 a temporary pipe factory was established at Marshall for the manufacture of ovoid reinforced concrete pipes used in the major ocean outfall scheme of the Geelong Waterworks and Sewerage Trust. An aqueduct of similar inventive construction by E.G. Stone and E.J. Siddeley was also built over the Barwon River at Marshall at this time.

In recent years, parts of Marshall have witnessed substantial suburban residential development and the construction of a railway station off Marshalltown Road which opened in 2004.

In May 2008, the City of Greater Geelong adopted the Armstrong Creek Urban Growth Plan. Amended in 2010, this Plan provided a framework for the major transformation of parts of Marshall, Connemare, and Mount Duneed into Greater Geelong's first and largest master planned residential community.²

² Ibid. Pages 778 – 780.

The land appears to have been first owned by Thomas Mulcaster Marshall (1790-1866) in c.1855. Marshall, a Geelong wool merchant, and land commission agent had taken up several large allotments on the south side of the bank of the Barwon River below the Breakwater where he ran sheep before selling the land to Alfred Douglass.

Farmer William Roberts Batten and the original bluestone homestead (Historic Themes 4 & 7)

In 1855 farmer William Roberts Batten (1815-1884) purchased 4 blocks in Section 1 in the Parish of Connewarre from the Crown³ which were located on the corner of Brearley's Lane, and Sparrovale and Tannery Roads. 'Sunnyside' was built as a bluestone residence by Batten in the 1850s.

An 1864 sale notice described 'Sunnyside' as an 'Improved Farm' and 'Excellent Stone-Built Residence' with 'the whole of the property being enclosed with a substantial post and three-railed fence.'⁴

By 1865 'Sunnyside' was in the hands of Judge Charles Babington Brewer (1816-1868), Judge of County Court of Geelong. When Brewer relocated to Melbourne, 82 acres including the residence were auctioned, the notice describing 'Sunnyside' as a 'substantially built bluestone residence and containing in addition to the entrance hall 8 feet wide, and passage 6 feet wide', dining and drawing rooms with bay windows, 3 bedrooms, 'store, pantry, storeroom, kitchen, servants' room and washhouse, and all necessary out-offices, stables, coach house and groom's room'. The garden was described as well stocked with shrubbery. 'There is also a well-built under-ground tank holding 14,000 gallons.'⁵



Figure 8: Judge Charles Babington Brewer c.1842
Collection: Auckland Museum

The origin of the name 'Sunnyside' is unknown. There is no direct connection with the Sunnyside Wool Scour Company located in Breakwater.

Farmer Thomas Vaughan and design of 'Sunnyside' by Laird and Barlow (Historic Themes 4 & 9)

While there were several owners of 'Sunnyside' following Babington's tenure, it was farmer Thomas Vaughan (c.1829-1897) who made the most significant change to the residence. In 1892 Vaughan appointed local architects Laird and Barlow to take down the old house and design a large brick residence on the site with tenders invited for its erection in 1892.⁶ The extent of the re-use of bluestones from the original 1950s residence is unknown.

³ 'Government Land Sales', Geelong Advertiser, Monday 23 July 1855

⁴ 'FOR POSITIVE SALE. Improved Farm', Geelong Advertiser, Friday 17 June 1864

⁵ 'Sunnyside', Geelong Advertiser, 14 September 1867

⁶ 'Laird and Barlow, A.R.V.I.A, Geelong Advertiser, 22 September 1892 and Laird and Barlow Contract Book Index 1890-1892 GRS 210, Geelong Heritage Centre Collection.

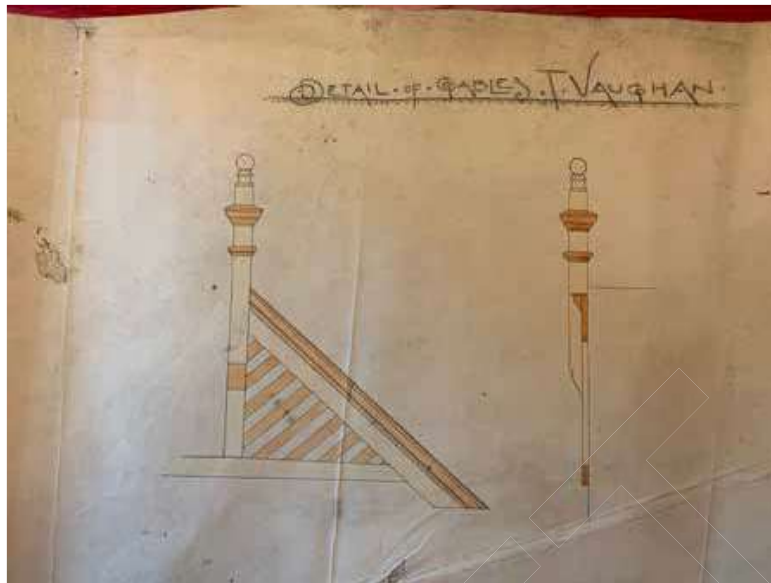


Figure 9: 'Sunnyside' gable detail, architectural drawing by Laird and Buchan, 1892
Geelong Heritage Centre | GRS2269/0059

Ownership by George Gardiner, Victoria Tannery & Bone Mill (Historic Theme 5)

When 'Sunnyside' was advertised for sale following Vaughan's death at the residence in 1897, it was described as a 'Handsome brick residence and 100 acres, situated in Marshalltown.'⁷ 'The house contains 12 rooms, stabling, coach-house and every convenience, fruit and flower gardens, &c.'⁸

'Sunnyside' was sold to George Gardiner (1845-1911) in 1898. A well-known and successful local business owner Gardiner was described as 'One of the most prominent figures associated with the progress of the Industries in Geelong'⁹. He was an entrepreneurial figure who built a successful business empire beginning with the manufacturing of oil, followed by glue, the construction of a tannery, and a further extension into fertilisers, his most famous known as the 'Magic' Bone Dust.



Figure 10: George Gardiner n.d.
Source: W. Watts, South Barwon Shire Council, c.1900
Accession H38330, State Library of Victoria.

⁷ 'Advertising', *Geelong Advertiser*, 11 September 1897.

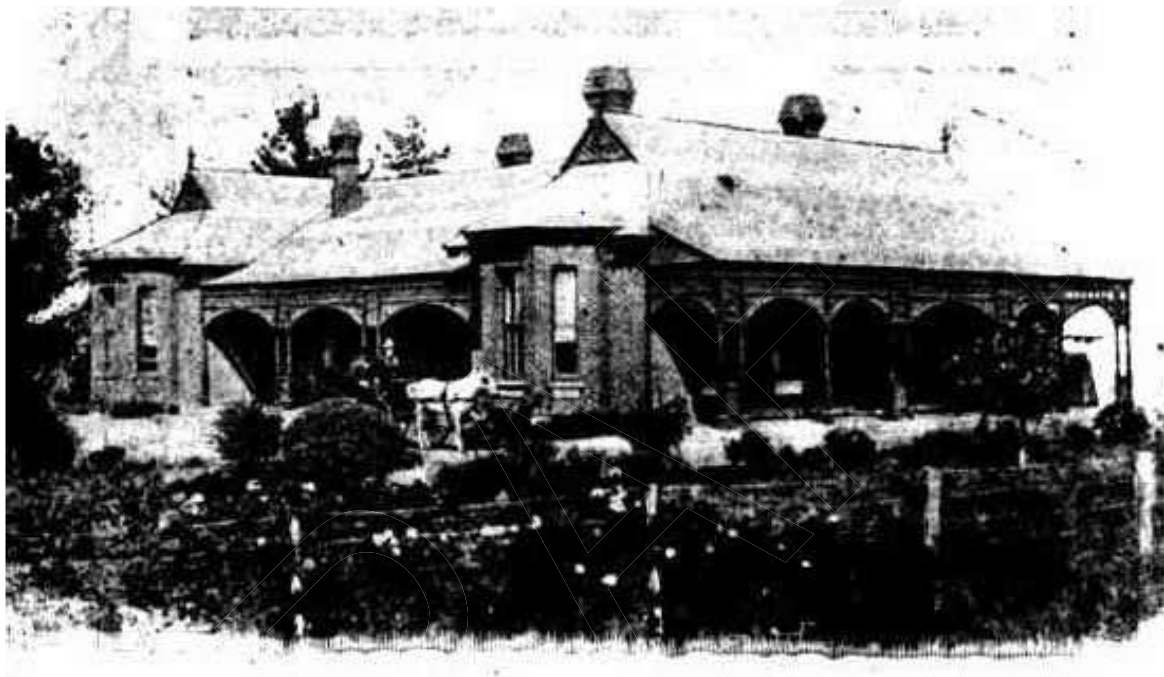
⁸ 'For Private Sale', *Leader*, Melbourne, 26 October 1897.

⁹ 'Mr. G. Gardiner's Victoria Tannery', *The Leader Supplement*, Geelong, Saturday 3 June 1899.

George Gardiner's original establishment the Marshalltown Oil & Glue Factory which he had opened in 1873,¹⁰ was badly damaged in a fire in 1894. 'The buildings constituting the factory were of extensive dimensions and being constructed of weatherboards of a highly flammable description, the conflagration illumined the whole of the district.'¹¹ Within a year he had rebuilt and re-opened his factory erecting new buildings and machinery and renaming it the Victoria Tannery & Bone Mill. In 1901-02, while the owner of 'Sunnyside' Gardiner purchased 'Barwonside' from Alfred Douglass further extending his operations in Marshall.

The wedding celebrations of Gardiner's daughter were held at 'Sunnyside' in 1898. A report describes that an 'adjournment was made to the ballroom, where dancing was kept up till midnight.' And an event the following evening with all the employees of Mr Gardiner's Victoria Tannery and Works repairing to 'the spacious drawing room, where the assemblage were kindly entertained for a few hours by members of Mr Gardiner's family.'¹²

George Gardiner stood for election for South Barwon Council in 1874 serving for a total of 24 years. He was President in 1897 and 1906. Gardiner sold 'Sunnyside' in 1907.



MR. GARDINER'S PRIVATE RESIDENCE.

Figure 11: Mr G. Gardiner's Victoria Tannery'
Source: *The Leader Supplement*, Geelong, Saturday 3 June 1899

INTEGRITY

The homestead is substantially intact retaining its original overall form and composition. Its red face brick construction materials, twin-gambrel roof form, corbelled brick chimneys, timber roof and verandah columns, fretwork, brackets and valances, and projecting bays with double hung windows are discernible.

The extent of bluestone construction dating from the original 1852c homestead, and possible underground tank, surviving outbuildings and nineteenth century garden remnants described in contemporaneous auction records will require a site visit to determine overall building fabric and the extent of any modifications.

¹⁰ Prior to establishing his own business, George Gardiner was in partnership with Joseph Brearley, an arrangement terminated by mutual consent in 1892.

¹¹ 'Extensive fire at Marshalltown. Mr Geo. Gardiner's Glue and Oil Factory Destroyed', *Geelong Advertiser*, Friday 30 March 1894.

¹² 'A Marshalltown Wedding', *Geelong Advertiser*, 11 April 1898.

COMPARATIVE ANALYSIS

Historically, Crown Land at Marshall (including the area now known as Charlemont) in the 1850s and 1860s brought about the creation of a number of farms for grazing and pasture as well as properties associated with tanning and other industries beside the Barwon River.

Most of the surviving dwellings of the 19th and early 20th centuries in the Marshall area are associated with farming, with few directly associated with 19th century industrial development. 'Sunnyside' is significant due to its historical association with both farming and industry in the local area. It is also a rare example of a dwelling designed by Laird and Buchan in a semi-rural location.

'Sunnyside' may be compared to the following properties that share a similar historical background through association with Geelong's growth as an industrial and commercial centre. Like 'Sunnyside', two of the comparators were designed by Laird and Barlow and Laird and Buchan, sharing some architectural similarities.



Source: Google Street View, 2023

'Roshnashane', date

11 Aberdeen Street, Newtown

HO1206

An architecturally significant example of one of a number of large brick Edwardian residences designed for prominent Geelong industrialists by Laird and Barlow. It has local historical significance for its association with Captain George Moore Strong, a well-known local auctioneer with a military background.



Source: Google Street View, 2024

Residence, date

155 Yarra Street

HO1196

An early design by Laird and Buchan using both Queen Anne and Federation Bungalow detailing. The joinery including decorative fretwork, veranda brackets and valances are comparable with 'Sunnyside'. It is associated with Ward Nicholson, owner of the regionally important Humble and Nicholson foundry.



Source: Geelong Region Historic Buildings & Objects Study Vol. 2, Allan Willingham, 1986

House, former Haworth residence, 1869/70

116 Tanner Street, Breakwater

HO52

Designed by architect William Grundy and built in the picturesque gothic style. It was built for Geelong tanner, F. Haworth, proprietor of Geelong Tannery. The location of the two places near the Barwon River, and association with an early tannery is comparable to 'Sunnyside'

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SCOPE TO ASSESSMENT

1. The historical notes provided for this assessment are not considered to be an exhaustive history of the site.

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PLACE NAME : Dwelling

ADDRESS : 19 Mornane Road, Marshall

STATEMENT OF SIGNIFICANCE:

What is Significant?

The dwelling at 19 Mornane Road, Marshall, has significance for its historical associations with worker's dwellings connected with the former 19th century industries south of the Barwon River, and more particularly for its associations with the Field family and especially James Frederick Field whose memory is bestowed in the name of the adjacent Play Park at 1 Marshalltown Road. Built in 1904-05 for Charles Ryder Field, an oil maker probably employed at Charles Gardiner's oil and glue factory that was located at 128 Tannery Road, the dwelling was the home of the Field family who contributed much to the life and witness of St. Cuthbert's Anglican Church that was previously situated on the J.F. Field Play Park until the late 1980s. James Frederick Field (c.1910-1972) was a long serving member of St. Cuthbert's Church, serving as Secretary and People's Warden, as well as a member of the St. Cuthbert's Tennis Club. With the closure of the Church in 1982 and the relocation of the old Church building to Cobbin Farm, Grovedale, the former Church site became a recreation ground that was named in honour of J.F. Field. The dwelling appears to be in good condition and while the chimneys, front windows and verandah valance have been altered, the historical significance is embodied in the surviving Late Victorian style building fabric.

How is it Significant?

The dwelling at 19 Mornane Road, Marshall, is historically significant at a LOCAL level.

Why is it Significant?

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



Proposed Heritage Overlay boundary – entire lot

PLACE NAME : Dwelling

ADDRESS : 19 Mornane Road, Marshall

DESCRIPTION

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

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

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

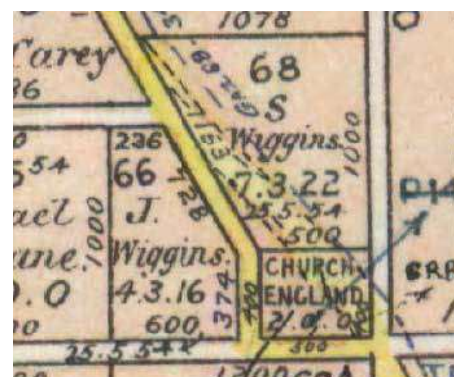
Other early features include the modest eaves with paired timber brackets and panelling between.

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

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



19 Mornane Road, 1 May 2013.



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

PLACE NAME : Dwelling

ADDRESS : 19 Mornane Road, Marshall



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

HISTORY

General History of Marshall

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

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

From 1886 the area had been served by a railway siding which was first known as Connewarre but was renamed Marshall in 1907 - it closed in 1964. There had also been a branch line to serve the neighbouring Geelong Racecourse from 1878 to 1906 when the course was shifted to its present site. The branch railway was then dismantled in 1909.

The racecourse land was handed over to the Geelong Harbor Trust, formed in 1905, which developed it as Sparrovale Farm, named after E.R. Sparrow, auctioneer and secretary of the racing club. The development of Sparrovale Farm continued a tradition of farming in the Marshall area established in the 19th century. In 1908, the Journal of Agriculture described the Marshall and Connewarre area in an analysis of the newly created Sparrovale Farm as follows:

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

When Michael Murnane opened the Breakwater Hotel at Marshall in 1856, the location was given as Connewarre; it remained in business until at least 1872. Another hotel, the Racecourse appeared at

PLACE NAME : Dwelling

ADDRESS : 19 Mornane Road, Marshall

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

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

History of the Dwelling at 19 Mornane Road

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

The South Barwon Rate Books for 1899-1900 listed Charles Ryder Field (c.1868-1953) as the owner of a cottage and land on part allotment 64 and allotment 66 of Section 2 in the Parish of Connewarre. This suggests that Field had purchased Mrs Wiggins' property. The Net Annual Value of Field's cottage and land was £8 in the 1902-04 Rate Books. The following year, 1904-05, the Rate Books gave the net annual value as £15, suggesting that the existing dwelling had been constructed at this time, replacing the earlier dwelling built in the 1850s by John Wiggins. The Edwardian era red and cream brick chimneys, although altered, also suggest that the dwelling was built at this time.

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

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

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

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

PLACE NAME : Dwelling

ADDRESS : 19 Mornane Road, Marshall

Cuthbert's Church published a notice as "A tribute of respect to James Frederick (Jim) who gave a lifetime of devoted service to St. Cuthbert's Church of England, Marshall."

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

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

COMPARATIVE COMMENTS

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

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

Architecturally, the dwelling at 19 Mornane Road is one of a select number of surviving weatherboard Late Victorian styled dwellings in the once rural outskirts south of the Barwon River in the Marshall, Connewarre and Mt Duneed districts. Most other examples are of similar design, having hipped roof forms clad in corrugated sheet metal, front post-supported hipped and concave or bullnosed verandahs, corbelled face red brick chimneys, symmetrical compositions defined by central four panelled timber doors and flanking timber framed double hung windows. The more intact comparable examples include the dwellings at 43-71 Sparrovale Road (built in 1891 for Thomas Mallett and leased to John Allen), 568 Surf Coast Highway (built in 1883-43 for Alfred Hewitt) and 282-400 Horseshoe Bend Road (built in 1884-85 for John Ford). These dwellings also feature decorative cast iron front verandah brackets and valances. Other moderately intact examples in the local Marshall area have been altered and/or extended and they include the dwelling at 28 Marshalltown Road (built in 1889-90 for J.A. Quinn), and "Holanthe" at 61 Tannery Road (built in c.1885 for James Canty). Like the dwelling at 19 Mornane Road,

PLACE NAME : Dwelling

ADDRESS : 19 Mornane Road, Marshall

the Late Victorian design qualities of these other examples are clearly discernible when viewed from the front. On Bluestone School Road at Connewarre are two other surviving mid-late Victorian styled dwellings, both of which have been altered. They are the dwelling at 357

-451 Bluestone School Road (built in c.1888-89, possibly for John Cameron, farmer) and the dwelling at 570 Bluestone School Road (built in c.1875-1880). Overall, the external hipped roof forms and verandah form of the dwelling at 19 Mornane Road are more intact than some of the other moderately intact examples, although the changes to the front windows and verandah have diminished its integrity.

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LOCATION DETAILS & HERITAGE OVERLAY

Heritage Place:	Waurm Ponds Memorial Reserve	UPI:
Address:	270 Waurm Ponds Drive, Waurm Ponds	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	1919 - 2020	
Architectural style:		
Typology:	Landscape / Memorial	
Assessed by:	Janine Barrand, Heritage Project Officer	
Peer reviewed by:	David Scott, Built Heritage Coordinator	



Figure 1: Proposed Heritage Overlay Area. Source: Places Weave Nearmap, 2023.

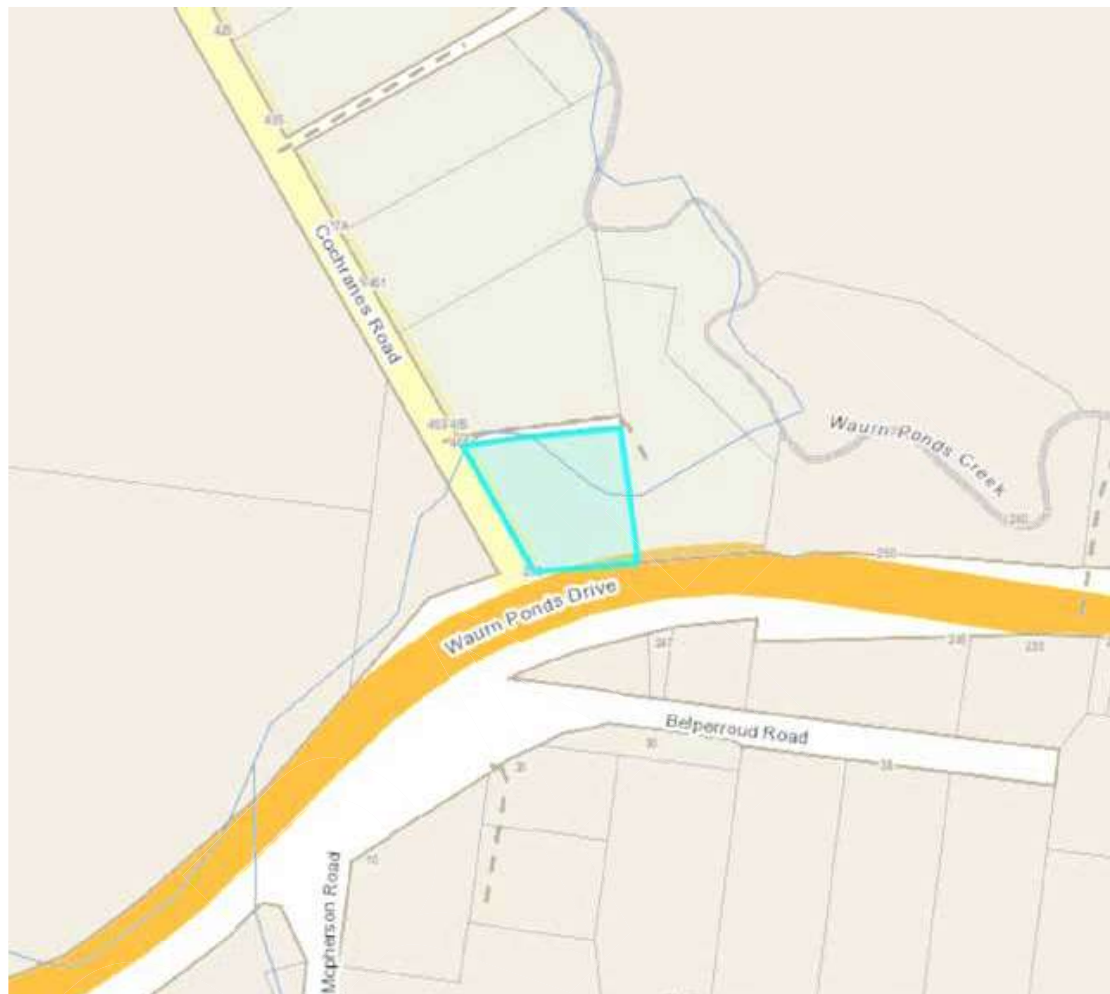


Figure 2: Location site of subject public reserve. Source: Places Weave Map View, 2023

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

The Waurm Ponds Memorial Reserve is aesthetically significant for the cultural landscape qualities associated with the formation of the avenue of honour using gum trees and Morton Bay Figure trees and natural water holes on the site (Criterion E). The place is historically significant as the site of the Waurm Ponds World War One Avenue of Honour and the tree planting ceremony, which was a key emotional and cultural event in the community's reaction to the war and the aftermath. The trees forming the memorial are socially significant for their association with local individuals who served in World War One, and have been complemented by the addition of later memorials, commemorative public art and displays. (Criterion A). The Reserve is socially significant for its association with the Waurm Ponds community and individuals who advocated for the memorial to be established. The reserve also possesses significance for its association with travellers who have used it as a camping reserve for over a century. (Criterion G).

WHAT IS SIGNIFICANT?

The Waurm Ponds Memorial Reserve is a landscape and place of public commemoration opened in 1919 and enhanced with commemorative plantings, objects, plaques, and interpretative elements that have been progressively added to the Reserve by the local community over the last 100 years.

The Avenue of Honour and War Memorial Plaques within the Reserve are listed as Victorian War Heritage Inventory sites.

The significant features of the place are:

- Significant tree plantings dating from 1919 including those identified in the Outer Areas Heritage Study: Moreton Bay Figs (3), Pines (4), and Eucalypts (9 -8 living and 1 dead). The remaining trees require detailed assessment.
- Lone Aleppo Pine planted in 1999.
- The primary memorial incorporating a rough rough-hewn sandstone boulder with three brass plaques honouring World War I and World War II veterans, positioned at the entrance to the Reserve between a flagpole and two Corten steel silhouette figures in the 'Reversed Arms' position.
- Steel Freedom Bridge located across a minor gully and leading to another Corten steel silhouette figure of a bugler playing the Last Post, which commemorates Korean War veterans.
- Conflict and organisation brass commemorative plaques set upon stones or ground, commemorating the Korean War, the Vietnam War, those in National Service 1951-72, Nurses, and Service Women.
- An individual line of brass memorial plaques commemorating individual service personnel who have died, set in a ~50m long gravel bed.
- Objects symbolising the three main branches of the armed services - an anchor for the Royal Australian Navy, an aeroplane propeller for the Royal Australian Air Force, and a 3.7" antiaircraft gun (previously another artillery piece) for the Australian Army that are significant as a group

Features that are not significant are:

- The anchor representing the Royal Australian Navy and an aeroplane propeller for the Royal Australian Air Force appear to be replicas

HOW IS IT SIGNIFICANT?

The Waurm Ponds Memorial Reserve is of aesthetic (Criterion E), historical (Criterion A), social significance (Criteria G) to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

The Waurm Ponds Memorial Reserve is aesthetically significant for the cultural landscape qualities of the reserve as a piece of semi-natural woodland with waterholes and courses, filled with mixed memorial plantings, commemorative objects, and plaques within a place of peaceful reflection. (Criterion E).

The Waurin Ponds Memorial Reserve is historically significant in demonstrating the nation-wide phase of establishing war memorials to commemorate the service and sacrifice of loved ones that has occurred since Federation, having an interesting composition of landscape features, commemorative objects, and plaques, which has built up over 100 years of commemorative use. (Criterion A).

The Waurin Ponds Memorial Reserve is socially significant to the community as a place of commemoration for 100 years, where the plantings, commemorative objects and plaques commemorate branches of the armed services and various military campaigns, ex-service organisations and individual community members who served, and some of whom died in active service, and is significant as the local community venue where memorial services to service and sacrifice are held. (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

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

The Waurn Ponds Memorial Reserve is located on an oblong block on the corner of Waurn Ponds Drive and Cochranes Road. The entrance to the Reserve is from Cochranes Road. The current parcel of land is 7616sqm.

The site is flat with some undulations and evidence of a water course or drainage channel, and several large trees and indistinct remnants of a 'track' going diagonally across the site.

The Outer Areas Heritage Study identified that 16 of the original 31 trees planted in 1919 remained including Moreton Bay Figs (3), Pines (4) and Eucalyptus (9 – 8 living and 1 dead). Physical evidence of trees being planted in a line within the reserve and on either side of the former road alignment or 'track' were identified. The number and condition of the remaining trees requires a detailed assessment.



Figure 3: View of Avenue of Honour looking north towards Cochranes Road, Waurn Ponds.
Source: Google Maps, 2023.



Figure 4: Reserve entrance and bandstand (west)
Source: David Scott, City of Greater Geelong, 2022



Figure 5: Lone Aleppo Pine planted in 1999 (south-east)
Source: David Scott, City of Greater Geelong, 2022.



Figure 6: Entrance showing primary memorial plaques positioned between flagpole and silhouettes in reversed arms position (west)
Source: David Scott, City of Greater Geelong, 2022.



Figure7: Sandstone boulder with primary memorial plaques (west)
Source: David Scott, City of Greater Geelong, 2022.



Figure 8: View of the Freedom Bridge, 'Last Post' interpretative panel, memorial plaques, anchor, & propeller (north-eastern).
Source: David Scott, City of Greater Geelong, 2022.



Figure 9: 1943 3.7 Anti-Aircraft Gun (north-west)
Source: David Scott, City of Greater Geelong, 2022.

PLACE HISTORY

Contextual History¹

The subject site occupies the traditional land of the Wadawurrung people.

Prior to European exploration and colonisation and for at least 45,000 years, the land now known as the City of Greater Geelong was the land of the Wadawurrung Aboriginal people. The name of this language group traditionally meant 'the people who belong to the water', in reference to the rivers, creeks, lagoons and other water sources within the Wadawurrung boundary.

The earliest European exploration of the Greater Geelong area was by sea with only occasional forays ashore, including Lieutenant John Murray in 1802, Captain Matthew Flinders in the same year, and both Charles Grimes, acting surveyor-general, and Lieutenant Tuckey in 1803. The next explorers, Hamilton Hume and William Hovell came overland from Lake George in New South Wales in 1824, then in 1835 John Batman carried out more exploration. European settlement began in June 1836 when settlers arrived from Launceston, Tasmania giving rise to the rapid pastoralisation of Greater Geelong during the 1830s and early 1840s.

From the beginning the Wadawurrung people were dispossessed of their traditional land use practices, food gathering and customs, and coupled with the introduction of European diseases, the local population of the Wadawurrung was decimated.

Thematic Place History

The subject site is part of Crown Allotment 6 Section VI Parish of Duneed. County of Grant.



Figure 10: Location of the Memorial Reserve. Parish of Duneed.
Source: VPRS 8168/P0002, ND, Public Records Office Victoria

¹ The Contextual History has been drawn from Rowe, D., *About Corayo: A Thematic History of Geelong*, City of Greater Geelong, 2021, pages: 67, 72-75 and 81.

The main themes relating to Waurm Ponds Memorial Reserve referring to Heritage Victoria's *Framework of Historical Themes* (2010), are:

World War One Memorials (Historic Theme 8)

In February 1919 locals presented a scheme for 'the perpetuation of the memory of fallen soldiers' to Barrabool Shire Council. 'This district has suffered heavily during the war and the local people have decided to plant honor trees in the water reserve adjoining the State school.'²

The Council gave permission for the scheme and by May it was decided that there should be a working bee at the reserve to dig holes and have the tree guards ready for the tree planting ceremony on Saturday 21st June³. In 1919 each tree was protected by a guard and had a bronze plaque with the name of a local 'Digger'.

Many people gathered on the afternoon of 21 June 1919 to witness the planting of the trees in memory of the 31 soldiers who had enlisted from the district. Many of the men had worked in the limestone and sandstone quarries and included descendants of the Swiss and French immigrants who predominated in the early community. The first tree was planted by Mr. William Forrester Volum (1861-1951), who had been president of the Shire of Barrabool for the four years of World War I, with others planted by soldiers or their relatives. Children from the Waurm Ponds Primary School presented buttons to each visitor. (Figure 11).⁴

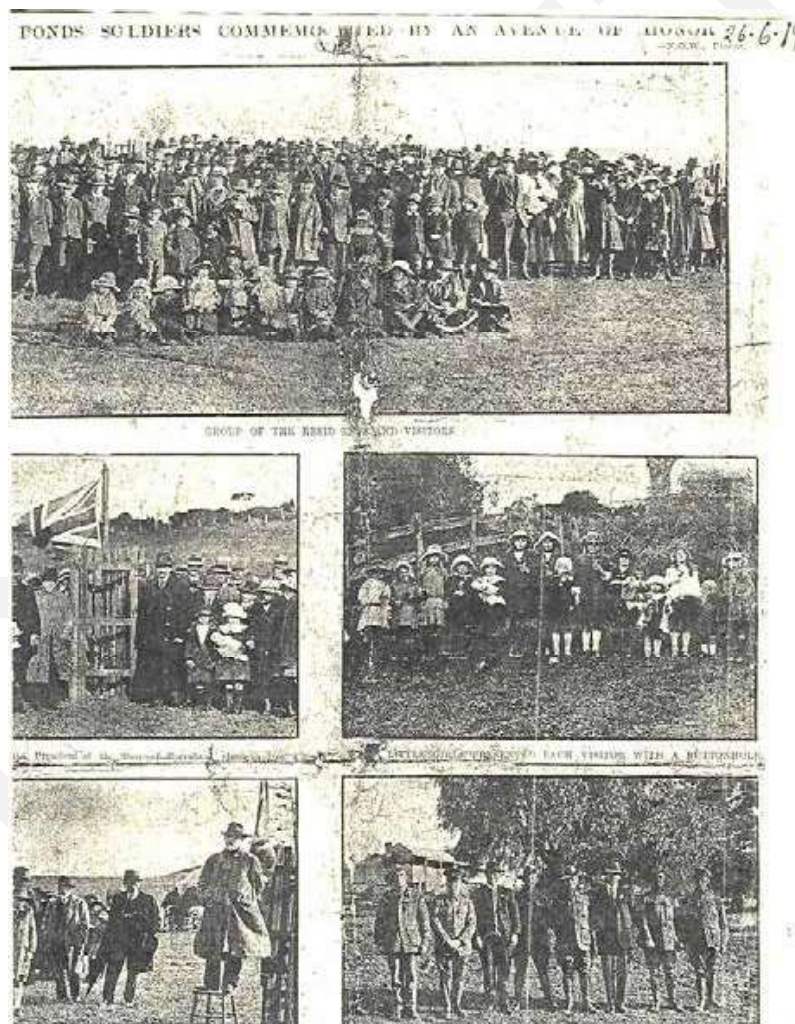


Figure 11: 'Waurm Ponds Soldiers Commemorated by an Avenue of Honour', *News of the Week*, 26 June 1919

² 'Waurm Ponds Honor Trees', *Geelong Advertiser*, 6 February 1919.

³ 'Waurm Ponds', *Geelong Advertiser*, 24 May 1919

⁴ Waurm Ponds Soldiers Commemorated by an Avenue of Honor', *Geelong Advertiser*, 23 June 1919

Commemoration (Historic Theme 8)

Eighty years after the 1919 dedication, a grant was received from the Department of Veteran Affairs to update the Reserve and erect a memorial for Waurn Ponds service personnel as the original brass nameplates had been returned to descendants if known or were misplaced.

Three plaques bearing the names of World War I and World War II Waurn Ponds servicemen and servicewomen were placed on a rough-hewn boulder at the entrance gates and trees were planted as a thank you to soldiers who served in all wars including a Lone Pine tree presented by Legacy. The Reserve was rededicated and unveiled on 4 July 1999 by Bruce Ruxton, President of the Victorian Branch of the Returned Soldier's League of Australia.

In 2003 plaques were laid, and trees planted, to honour the soldiers that served in the Boer War and Vietnam. Memorial plaques were dedicated in honour of the National Servicemen's Association of Australia, Geelong, and District Subbranch, 1951-1972; Comrades Who Remain on the Battlefield of North Korea; National Servicemen 1951-1972; Vietnam 1962-1973 and Nurses and Service Women, Royal United Services Institute (Geelong Area).

A year later a 3.7 Anti-aircraft gun, which originally stood outside the Myers Street, Geelong Army Depot was donated to the Waurn Ponds Reserve Committee by the 2/10 Field Regiment.

In 2010 the Committee received a further grant from Department of Veteran Affairs for signage and picnic facilities including a bandstand. A plaque for the Korean War: On Active Service and Peacekeeping was dedicated on 4 July 2010.

The Freedom Bridge was donated by the Korean War Veterans Association and constructed in 2020.

In June 2020 the Waurn Ponds Memorial Reserve Committee of Management received \$9,800 from the *Saluting Their Service Commemorative* grants program to enable enhancements of the Waurn Ponds Memorial Reserve Precinct.

In the same year two rows of brass memorial plaques were placed along the Waurn Ponds Drive fence line by many local families in remembrance of their military forebears. The improvements program was supported by the Marende and Hepburn families.

The Reserve continues to be used by the community for memorial events including ANZAC Day and Remembrance Day (Figure 12) and on anniversaries such as the cessation of World War II, with the band rotunda used for performances by services bands. The Reserve also continues its links to the Waurn Ponds Memorial Hall and School with post memorial refreshments hosted in the Hall a tradition established when the Memorial Reserve opened.



Figure 12: Remembrance Day, 2023
Source: Waurn Ponds Memorial Reserve Facebook

INTEGRITY

A 1998 Conservation Analysis Report of the World War One Avenue of Honour by Lorraine Huddle Heritage and Design⁵ considered the integrity of the site as a memorial. Six factors were identified at that time:

- Some of the Memorial Trees are missing.
- Prior to the site being grazed by sheep, the Country Fire Authority periodically burnt the site as part of their fire prevention services. Thus, any remnants of the original picket fences, or weak or dead trees, may have been eliminated in the process.
- The (new) perimeter fencing gives the impression that the land is privately owned, and the 'track' and trees have been made inaccessible to the public.
- There is no formal identification of the memorial (Avenue of Honour) on the site.
- None of the picket fences or brass name plaques appear to be on the site.
- The 'track' is not visible as it is now overgrown with grass.

A map shows a suggested reconstruction of the Avenue of Honour relative to the 'track' that cut across the flat land at the corner of Cochranes Road and Princes Highway. (Figure 13).

As this report was prepared over 25 years ago, an arboriculture assessment is required to undertake a study of the memorial trees.

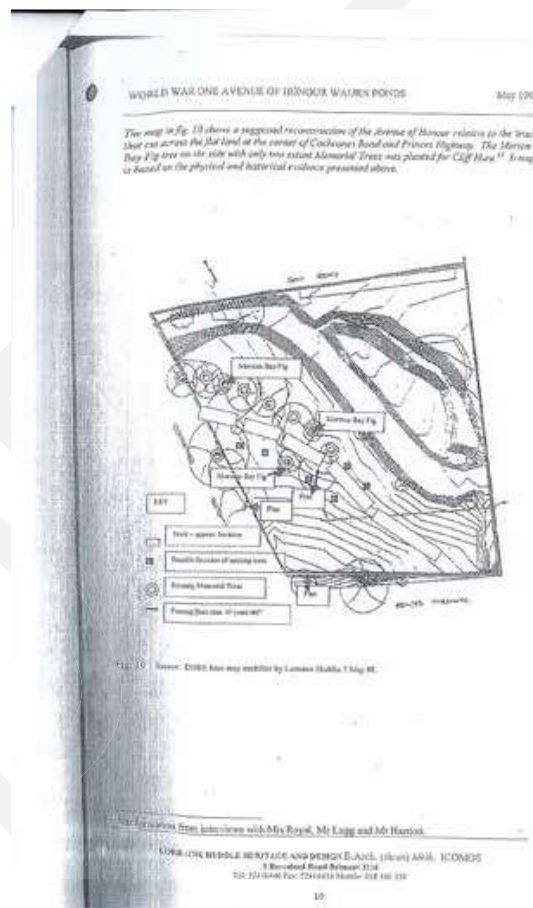


Figure 13: Suggested reconstruction of the Avenue of Honour.
Source: Department of Natural Resources & Environment base map modified by Lorraine Huddle, 1998.

⁵ 'World War One – Avenue of Honour Waurn Ponds Conservation Analysis Report, Lorraine Huddle Heritage and Design, Land Victoria, Natural Resources & Environment, 1998

COMPARATIVE ANALYSIS

The Waurn Ponds Memorial Reserve is an example of the use of recreation reserves in semi-rural locations as the basis for the construction of war memorials. Unlike other similar reserves Waurn Ponds is a unique because it brings together all conflicts and includes a range of artefacts and memorials that have been added over the past 100 years.

Comparable examples of memorials in recreation reserves are Ceres Recreation Reserve, Avenue of Honour, Lara and within the City of Greater Geelong, the Boer War Memorial in a park setting.



Ceres Recreation Reserve, 1912

Source: Places of Pride, National Register of War Memorials

Ceres Recreation Reserve (including Memorial Gates & Trees), 1912

20 Cochranes Road, Ceres
HO2009

Trees were planted on Arbor Day to commemorate Earl Kitchner, and to honour and commemorate local soldiers serving and killed in action in World War I. Rows of cypress trees were planted by the local State School children in 1922 and 1924. Several of these trees, although senescent, form the perimeter of the reserve today. The local pioneers of the area and the soldiers who served in the Great War were honoured with the construction of a memorial gateway at the north-east entrance of the reserve in 1937.



Avenues of Honour, 1918

Source: <https://avenuesofhonour.org>

Avenues of Honour, Cypressess, Memorial Gates & Fencing, date

Walkers Road, Lara
HO1984

In Lara, the remnant Soldiers' Avenue of Sugar Gum trees, Pinus Lambertianas forming the boundaries to the Lara Recreation Reserve (Walkers Road boundary and southern portion of the Mills Road boundary), Avenue of Honour in Walkers Road and the Memorial Gates and associated fencing in the south-east corner of the Recreation Reserve retain the form of an Avenue of Honour.



Source: Heritage Victoria Database, 2024

Boer War Memorial, 1902

LaTrobe Terrace, Geelong
HO114

The Boer War Memorial, erected in Kardinia Park in 1902 by public subscription, stands as an obelisk on a square stone base of truncated sections. The inscriptions serve to commemorate the lives of Trooper Walter. E. Clark and Corporal Eric A. Wilson as well as Mounted Infantryman A.T. Pickinson and Francis James, Local Volunteers, who died in the South African conflict. The marker also records succinctly the history of the Boer War. The obelisk is of traditional form an appropriate symbol for a war memorial.

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'Waurm Ponds', *Geelong Advertiser*, 24 May 1919

'Waurm Ponds Soldiers Commemorated by an Avenue of Honor', *Geelong Advertiser*, 23 June 1919

SCOPE TO ASSESSMENT

1. The historical notes provided for this assessment are not considered to be an exhaustive history of the site.

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LOCATION DETAILS & HERITAGE OVERLAY

Heritage Place:	Community Hall & Schoolhouse	UPI:
Address:	225 Waurm Ponds Drive, Waurm Ponds	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	1924 - 1999	
Architectural style:	Interwar vernacular	
Typology:	Public building	
Assessed by:	Janine Barrand, Heritage Project Officer	
Peer reviewed by:	David Scott, Built Heritage Coordinator	



Figure 1: Proposed Heritage Overlay Area. Source: Places Weave Nearmap, 2023.



Figure 2: Location site of subject community facility. Source: Places Weave Map View, 2023

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

The Community Hall and Schoolhouse plus its rural setting is aesthetically significant as an example of a cultural landscape containing a typical early twentieth century timber hall in a small country town (Criterion E). The Waurnd Ponds Community Hall (with former schoolhouse attached at rear) formerly the Waurnd Ponds Mechanics Institute and Free Library is historically significant as a place associated with attempts by numerous individuals and the community to establish and run a local school and is the most recent expression of this history. It is important for its association with events, developments and cultural phases in the occupation and evolution of Waurnd Ponds (Criterion A). The place is socially significant as it is recognised by the community as having public value and is held in high esteem by the whole community (Criterion G).

WHAT IS SIGNIFICANT?

The Community Hall and Schoolhouse is a single storey, rectangular weatherboard building with a gable roof constructed in an interwar vernacular style in 1924 and extended in 1999 by the addition of a single storey weatherboard school built in 1922.

The significant external features of the place are:

- The original 1924 Community Hall including galvanised corrugated iron roof, paired timber sash windows, timber entry doors, galvanised steel roof vents and projecting rafters.
- The 1922 weatherboard schoolhouse addition including the 12-pane timber sash window typical of education facilities.
- The slightly elevated setting of the Hall and its site lines to Waurnd Ponds Drive.
- Backdrop of mature trees located primarily on the neighbouring property.

The significant internal features of the place are:

- Timber board linings, and timber mansard ceiling
- Stage and proscenium inset into timber board linings on the south elevation
- Movable cultural heritage comprising Waurnd Ponds Honour Rolls (3) hung on the wall of the northern elevation and recognised on the Victorian War Heritage Inventory

Features that are not significant are:

- Contemporary additions including air conditioning, and accessible ramp and railing.

HOW IS IT SIGNIFICANT?

The Community Hall and Schoolhouse is of aesthetic (Criterion E), historical (Criterion A) and social (Criterion G) significance to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

The Waurnd Ponds Community Hall and Schoolhouse demonstrates typical aesthetic characteristics associated with community facilities of this type, such as the simple timber construction, large timber-floored hall entered through an external central doorway, stage, kitchen, and other facilities. The situation of the Hall within a rural setting fringed by well-established trees, and informal carparking contributes to the context of access and community use. The Hall structure has remained virtually unchanged since it was built, representing a rare and substantially intact example of an Interwar hall. (Criterion E)

The Community Hall has been in continuous use for 100 years and it was the community that advocated for its construction to fulfill a need for locals to gather as Waurnd Ponds expanded. The addition of the Schoolhouse reflects the growth of both the community and the need to accommodate recreational and social activities as the community had increasing amounts of free time in the early Twentieth Century. It is valued and utilised by the community for events such as dances, balls, picture shows and fetes, and has an important connection to the nearby Waurnd Ponds Memorial Reserve. At the completion of ANZAC and Remembrance Day ceremonies morning tea is held in the Hall. The two places

share a connection going back to World War I and its aftermath. The Community Hall and School reflect the growth of education and learning in the local area through the original Mechanics Institute and its library and later integration of the School. (Criteria A & 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).

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

The Waurm Ponds Community Hall and Schoolhouse is located on a rectangular allotment on Waurm Ponds Drive. The current parcel of land is 670sqm.

The single storey timber hall has a high floor to ceiling height and a raked ceiling making it spacious inside. It is a simple rectangular building with a gable roof. The front elevation is very plain with a small gable end projection as the only existing decoration. The double doors are reached by timber stairs.

Other utilitarian features give the building architectural interest, and these include the roof ventilators, the exposed rafters projecting from the overhanging eaves and the twelve-light double-hung timber windows down the long sides.

The former single storey school place at the rear at right angles to the main hall has been sensitively designed and includes disabled access and is an appropriate adaptation of two community facilities.

The setting of the hall is also important as it can be seen from the main thoroughfare and is surrounded by mature trees.



Figure 3: North elevation. Source: David Scott, City of Greater Geelong, 2022



Figure 4: North elevation showing details of the Waurn Ponds School addition. Source: David Scott, City of Greater Geelong, 2022



Figure 5: West elevation showing details of the Waurn Ponds School addition. Source: David Scott, City of Greater Geelong, 2022



Figure 6: Interior showing timber board linings, timber mansard ceiling and Honour Rolls.
Source: Wauru Ponds Hall Facebook

PLACE HISTORY

The subject site is part of Crown Allotment B Section VII, Parish of Duneed, County of Grant.

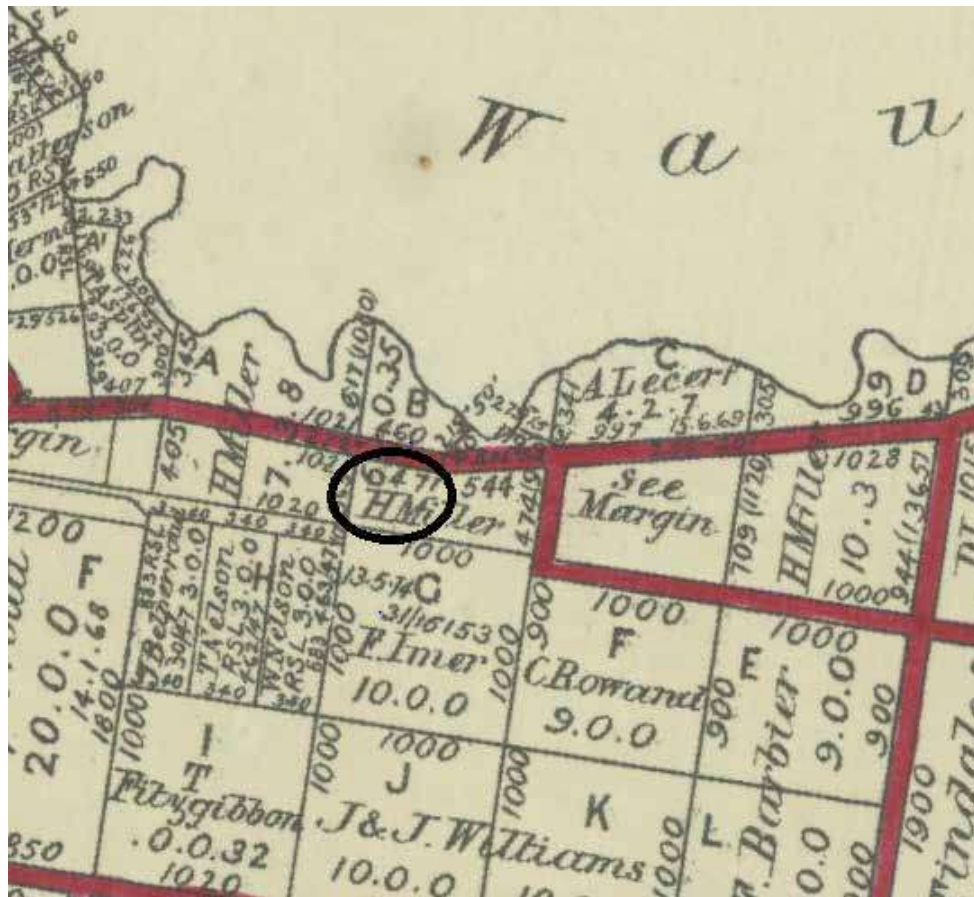


Figure 7: Location of subject site. Parish of Duneed.
Source: VPRS 8168/P0002, ND., Public Records Office Victoria

Contextual History¹

The subject site occupies the traditional land of the Wadawurrung people.

Prior to European exploration and colonisation and for at least 45,000 years, the land now known as the City of Greater Geelong was the land of the Wadawurrung Aboriginal people. The name of this language group traditionally meant 'the people who belong to the water', in reference to the rivers, creeks, lagoons and other water sources within the Wadawurrung boundary.

The earliest European exploration of the Greater Geelong area was by sea with only occasional forays ashore, including Lieutenant John Murray in 1802, Captain Matthew Flinders in the same year, and both Charles Grimes, acting surveyor-general, and Lieutenant Tuckey in 1803. The next explorers, Hamilton Hume and William Hovell came overland from Lake George in New South Wales in 1824, then in 1835 John Batman carried out more exploration. European settlement began in June 1836 when settlers arrived from Launceston, Tasmania giving rise to the rapid pastoralisation of Greater Geelong during the 1830s and early 1840s.

From the beginning the Wadawurrung people were dispossessed of their traditional land use practices, food gathering and customs, and coupled with the introduction of European diseases, the local population of the Wadawurrung was decimated.

¹ The Contextual History has been drawn from Rowe, D., *About Corayo: A Thematic History of Greater Geelong*, City of Greater Geelong, 2021

Thematic Place History

The main themes relating to the Waurm Ponds Community Hall and former school, referring to Heritage Victoria's *Framework of Historical Themes* (2010), are:

Development of Waurm Ponds as a settlement (Historic Theme 6)

The earliest European occupation of Waurm Ponds was the establishment of an inn by Martin Priest on the north bank of the Waurm Ponds Creek in 1846. Further European development came in 1848 when David Pettavel, a pioneer vigneron, established the Victorian Vineyard.

In 1886 Waurm Ponds was described as a prettily situated postal township with one church and one state school. Up to 1880 it had been sustained by the viticulture industry however the other industry which maintained commercial viability at Waurm Ponds was quarrying.

While Waurm Ponds remained a farming area throughout the first half of the 20th century, the beginnings of major transformation into a suburb of Geelong began with the educational developments in Pigdons Road. By 2016, Waurm Ponds had experienced substantial change, with the construction of the Geelong Ring Road, major shopping centres and hundreds of dwellings constructed following numerous subdivisions of previous rural allotments.²

Building community life (Historic Theme 8)

In 1923 Barrabool Shire and the local community determined to provide a new community hall at Waurm Ponds. Consideration was given to repairing and adapting the old limestone schoolhouse built in 1870 but was abandoned due the requirements of the Public Health Commission, and it was decided to instead construct an all-new Mechanics Institute and Free Library.

To fund the development, a volunteer committee was established to oversee fundraising efforts such as dances, and bazaars and the coordination of in-kind contributions which amounted to £66.10. By the opening receipts totalled £321. Businessman and Alderman, John Nicolas McCann (1851 – 1929) donated the land for the hall and contributed £50 contingent on residents raising £200. Mr Edward Morley (1873-1929) MLA for Barwon secured a State Government grant of £50 towards the purchase of books.³ The final cost of the building was £650 with furniture the total was £713.

The Mechanics Institute and Free Library was built early in 1924. The opening of the Mechanics Institute and Free Library on 18 June 1924 was a day of community celebration and pride with the grounds decorated with flags, as well as speeches, performances, and supper along with the attendance of the Mayor of Geelong and other office holders. When Alderman McCann unlocked the door, it was greeted with cheers, McCann offering congratulations for building "such a fine hall in such a short time."⁴

Initially it had a collection of 100 books. It was viewed as an important local facility to help young people "find great pleasure" and "also improve themselves intellectually."⁵ There was also concern at the time that young people were drifting to the cities, therefore offering facilities for them to get together in country districts was seen to be essential.

From the outset the Library also served as a Community Hall, a use that predominated over time. In the 1940s and 50s the hall was used on weekly basis for dances, balls, and picture shows. The Waurm Ponds State School used the hall for their Christmas breakup every year. Community meetings and special events have always been held in the hall. In 1999 the re-dedication of the Waurm Ponds Avenue of Honour saw the hall used for afternoon tea after this solemn event.

² Ibid., page 834-835.

³ 'Government Grant to Libraries', *Geelong Advertiser*, 22 May 1924.

⁴ 'Waurm Ponds Hall. Opened by Ald. J. N. McCann', *Geelong Advertiser*, 19 June 1924.

⁵ Ibid.



Figure 8: Original configuration of the Hall, ND., Source: Waurm Ponds Hall Facebook

The schoolhouse at the rear of this site was originally constructed in 1922 on another site - 10 Lemins Road - as the Waurm Ponds School and teacher's residence, as a replacement for the 1870 schoolhouse. It was opened in February 1923 by Sir Alexander Peacock, Minister for Education. The first teacher was Lewis Walter and the student numbers ranged from 70-85.

Declining student numbers resulted in the closure of the school in 1978, when it was relocated to Grovedale Primary where it served as a multi-purpose space until 1982.



Figure 8: Waurm Ponds School before relocation, c1970s. Source: Waurm Ponds Hall Facebook

During the late 1990s, the local community began lobbying for the return of the schoolhouse. In 1999, with the voluntary support of builder Kevin Lyons, architect Gary Frencham, architect, and numerous residents the schoolhouse was relocated to Waurm Ponds and attached to the rear of the Library/Community Hall.

The Community Hall and Schoolhouse continues to be an important venue for local community events in the Waurm Ponds area.

INTEGRITY

The Community Hall and Former School has high integrity retaining its original built form and typical features associated with early 20th century mechanics institutes and community halls. The addition of the 1922 weatherboard school to the rear of the hall is a complementary addition.

The site retains its elevated setting and site lines to Waurn Ponds Drive.

COMPARATIVE ANALYSIS

After World War I and II, memorial buildings were erected in towns and suburbs across Australia in memory of those who fought and died. One of the most popular types of building was the memorial hall. In some cases, memorial halls were built instead of war memorials. Memorial halls typically house honour roll(s) which display the names of local servicemen and women. After their construction memorial halls became important venues for local activity and many are still in use today. Their story is a central part of these communities' histories⁶.

Waurn Ponds Memorial Hall and Waurn Ponds Memorial Reserve have a shared historical and social value due to shared memorial events. St Leonards Memorial Hall, Murraduc Road, and Barwon Heads Hall, 77 Hitchcock Avenue, 1938 (HO 1686) have memorials at the front of their buildings.

St Leonards Memorial Hall, Murraduc Road, St Leonards, 1927 and Grovedale United Services Memorial Hall, 1947, 2A Reserve Road, Grovedale (both on Victorian War Heritage Inventory) are comparable to Waurn Ponds Memorial Hall and School for their historical, aesthetic, and social values however they are not on a heritage overlay at this time.



Source: Wikimedia Commons, 2023

Drysdale Community Hall (former Methodist Sunday School)

17 High Street, Drysdale
HO1566

The Drysdale Community Hall was originally the Methodist Sunday School and was built by public donation c1910. It is a gable roof weatherboard building with timber decoration and original window and door openings. The Drysdale Community Hall is substantially intact with original structural form. It has been used continuously for most of the nineteenth and the twentieth century by the local community firstly for religious and subsequently for cultural activities and is therefore a place of particular importance to the area.



Source: Wikimedia Commons, 2023

Leopold Hall

805 Bellarine Highway, Leopold
HO1540

The Leopold Hall was designed in 1893 by architects Tombs and Durran after a fire destroyed the original c1883 Free Library building. It is a large gable corrugated iron roof, timber frame, weatherboard structure with original windows and roof ventilators. Some changes were made in 1957 and the late 1980s. It has been used as a picture theatre and for dances, weddings, and special community occasions. The Leopold Hall is relatively intact and has been in continuous use since 1893 as a library, meeting place and community venue for cultural, educational, religious, political, sporting, patriotic and private functions

⁶ 'Grovedale United Services Hall', Victorian Heritage Database Report.

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SCOPE TO ASSESSMENT

1. The historical notes provided for this assessment are not considered to be an exhaustive history of the site.

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LOCATION DETAILS & HERITAGE OVERLAY

	'Iolanthe'	UPI:
Address:	61 Tannery Road, Charlemont	
Traditional Owners:	Wadawurrung Traditional Owner Aboriginal Corporation	
Significant date range:	1896	
Architectural style:	Late Victorian	
Typology:	Dwelling	
Assessed by:	Janine Barrand, Senior Heritage Officer	
Peer reviewed by:	David Scott, Built Heritage Coordinator 28/5/2024	



Figure 1: Proposed Heritage Overlay Area.
Source: Places Weave Nearmap, 2024.



Figure 2: Location site of subject dwelling.
Source: Places Weave Map View, 2023

STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

'Iolanthe' at 61 Tannery Road, Charlemont is of historic significance as a rare surviving example of Geelong's industrial history along the Barwon River. (Criterion A). It is a particularly fine example of a late 19th century tannery supervisor or workers' cottage. (Criterion D). 'Iolanthe' is significant due to its association with 'Barwonside' and tannery proprietors George Gardiner and Charles Fredric Palmer. (Criteria E).

WHAT IS SIGNIFICANT?

'Iolanthe' is a single storey weatherboard dwelling in the late Victorian style built in 1896. The significant features of the place are:

- Hipped roof form
- Horizontal weatherboard wall cladding
- Narrow eaves
- Timber framed double hung windows arranged singularly on either side of central 4-panelled door
- Brick chimney
- Bullnosed front verandah with wrought iron fretwork (original?)
- Victorian-period style picket fence (albeit a modern reconstruction)

Features that are not significant are:

- Twentieth century additions on the north and west elevations

HOW IS IT SIGNIFICANT?

'Iolanthe' is of historic significance to the City of Greater Geelong. (Criteria A, D & H)

WHY IS IT SIGNIFICANT?

'Iolanthe' is historically significant for its association with the development of the tannery industry along the Barwon River and its ability to demonstrate a rare surviving example of housing developed for, and occupied by, tannery employees. It is the last surviving cottage on the small allotments adjoining the 'Barwonside' tannery and one of only three known 19th century cottages having association with, and being located close to, former tannery sites in Charlemont and Newtown.. (Criterion A).

'Iolanthe' is a particularly fine example of a late 19th century tannery supervisor or workers' cottage, possessing a verandah form and joinery detailing that were typical of middle-class suburban housing of that period but relatively rare on industrial employee accommodation. (Criterion D).

'Iolanthe' is significant for its association with George Gardiner and Charles Frederic Palmer proprietors of 'Barwonside', who both owned the cottage which was occupied by their children Robert Gardiner, and later Gladys Iolanthe Palmer after whom the place is named and another son, Charles Noel Palmer. The dwelling was built by William Tozer, a beamsman and foreman in a tannery, most likely 'Barwonside' (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).

HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

'Iolanthe' is located on the edge of semi-industrial allotment on the corner of Tannery Road and Kings Lane. The current parcel of land is 1826 sq m. (Figure 3).

The single storey, symmetrical, horizontal weatherboard Late Victorian styled house is bound by an appropriate, modern picket fence, approximately 1300mm high. The house is characterised by a hipped roof form and a bullnosed front verandah with a decorative cast iron lace valance. The roof forms are clad in corrugated iron. The early timber framed double hung windows are symmetrically arranged around a central four panelled timber door. An unpainted side chimney which adorns the roofline may be recent.

There is a skillion roof section to the rear of the property and a 20th century addition on the left-hand side of the south elevation. (Figures 3, 4 & 5).



Figure 3: View showing setting of 'Iolanthe' (south elevation).
Source: Google Street View, January 2024



Figure 4: 'Iolanthe', showing 20th century addition (south elevation).
Source: Google Street View, January 2024



Figure 5: 'Iolanthe' showing skillion, industrial setting (east elevation).
Source: Google Street View, January 2024

PLACE HISTORY

Contextual History¹

The subject site occupies the traditional land of the Wadawurrung people.

Prior to European exploration and colonisation and for at least 45,000 years, the land now known as the City of Greater Geelong was the land of the Wadawurrung Aboriginal people. The name of this language group traditionally meant 'the people who belong to the water', in reference to the rivers, creeks, lagoons and other water sources within the Wadawurrung boundary.

The earliest European exploration of the Greater Geelong area was by sea with only occasional forays ashore, including Lieutenant John Murray in 1802, Captain Matthew Flinders in the same year, and both Charles Grimes, acting surveyor-general, and Lieutenant Tuckey in 1803. The next explorers, Hamilton Hume and William Hovell came overland from Lake George in New South Wales in 1824, then in 1835 John Batman carried out more exploration. European settlement began in June 1836 when settlers arrived from Launceston, Tasmania giving rise to the rapid pastoralisation of Greater Geelong during the 1830s and early 1840s.

The 1840s and early 1850s saw the creation of Geelong's first industries including flour mills, and limekilns, and secondary industries associated with sheep and cattle. The Barwon River between Marshall and Newtown provided a water supply and a conduit for the waste produced in each of these industries. The key establishments included boiling down works for the production of tallow (for making candles and soap); fellmongeries for the sale of sheep skins; tanneries (for manufacturing leather); and wool scourers (for the cleaning of wool).

From the beginning the Wadawurrung people were dispossessed of their traditional land use practices, food gathering and customs, and coupled with the introduction of European diseases, the local population of the Wadawurrung was decimated.

¹ The Contextual History has been drawn from Rowe, D., *About Corayo: A Thematic History of Geelong*, City of Greater Geelong, pp: 67, 72-75 and 81.

Thematic Place History

The subject site is part of Crown Allotment 4, Section 1, Parish of Connemare. County of Grant.

The allotment was first taken up by William Mulcaster Marshall after whom Marshalltown is named.

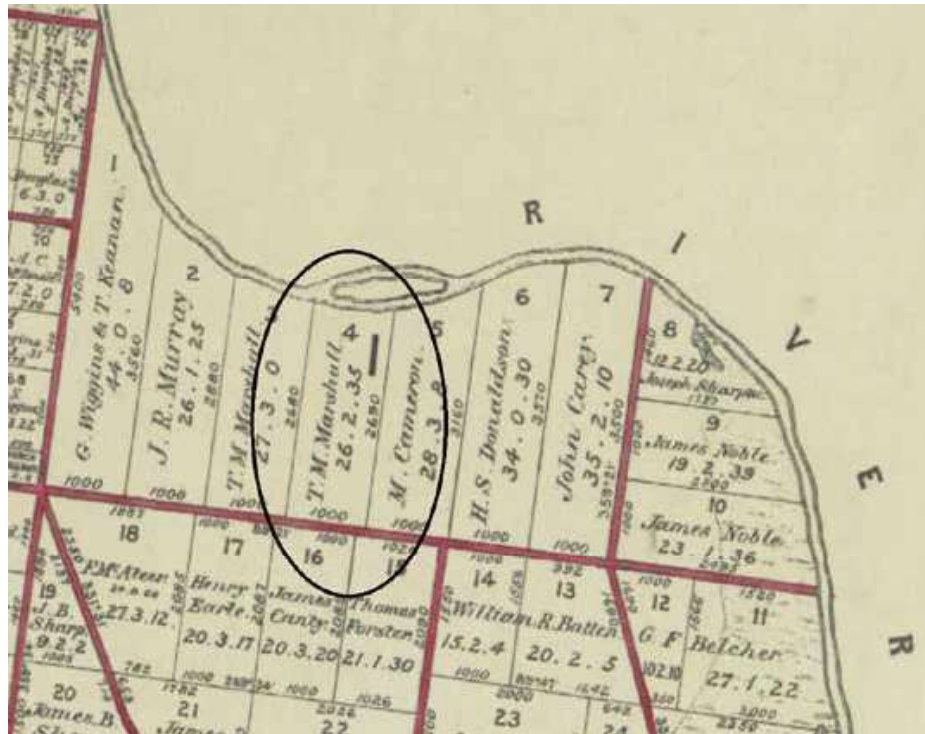


Figure 6: Connemare County of Grant, Department of Lands and Survey, J. Noone, 1878
Public Record Office Victoria (VPRS8168)

The main themes relating to 'Iolanthe', referring to Heritage Victoria's *Framework of Historical Themes* (2010), are:

Transformation of Breakwater, Connemare, and Marshalltown (Historic Themes 5 & 6)

Once known by Europeans as Breakwater and Connemare, and Marshalltown, this locality was an important industrial area from the mid-19th century given its proximity to the Barwon River. It was here that there were several tanneries including Australian Tannery, Victoria Tannery, and Bone Mill, and Barwonside Woolscouring and Fellmongery Works. In 1890 Marshall had a population of 225. By 1929 the tanneries were closed, ending Marshall's association with the industry.

From 1886 the area had been served by a railway siding which was first known as Connemare but was renamed Marshall in 1907 - it closed in 1964. There had also been a branch line to serve the neighbouring Geelong Racecourse from 1878 to 1906 when the course was shifted to its present site. The branch railway was then dismantled in 1909 and the racecourse land was handed over to the Geelong Harbor Trust, formed in 1905, which developed it as Sparrovale Farm.

In 1912 a temporary pipe factory was established at Marshall for the manufacture of ovoid reinforced concrete pipes used in the major ocean outfall scheme of the Geelong Waterworks and Sewerage Trust. An aqueduct of similar inventive construction by E.G. Stone and E.J. Siddeley was also built over the Barwon River at Marshall at this time.

In recent years, parts of Marshall have witnessed substantial suburban residential development and the construction of a railway station off Marshalltown Road which opened in 2004.

In May 2008, the City of Greater Geelong adopted the Armstrong Creek Urban Growth Plan. Amended in 2010, this Plan provided a framework for the major transformation of parts of Marshall, Connemare, and Mount Duneed into Greater Geelong's first and largest master planned residential community.²

² Ibid pages 778 – 780.

‘Barwonside’ Woolscouring and Fellmongery Works & ‘Iolanthe’ (Historic Theme 5)

Richard William Tozer (1838c-1882), a tannery foreman and beamsman became the owner of part of Crown Allotment 4 on the ‘Barwonside’ site. ‘Barwonside’ Woolscouring and Fellmongery Works was established in 1864 by Alfred Douglass proprietor of *Geelong Advertiser*. Figure 7 shows the location of ‘Iolanthe’ in relation to ‘Barwonside’ on Crown Allotment 4.

Tozer also owned adjoining Crown Allotments 3 and 6, Section 2 upon which there was a cottage located on the Gardiner’s Lane site (Figure 8), and mid-nineteenth cottages leased to tannery workers on Section 3. While no archaeological evidence of the 1860s cottages remains, the probate of Richard Tozer lists his real property as “four roomed wood and slab house – roof of shingles partitions of wood”, and another as a “four roomed wooden cottage – roof of shingles and a skillion of two rooms attached built 20 years ago – very dilapidated”. It was noted that the properties were “liable to be untenanted for months at a time when the Tanneries are not in full work.”³

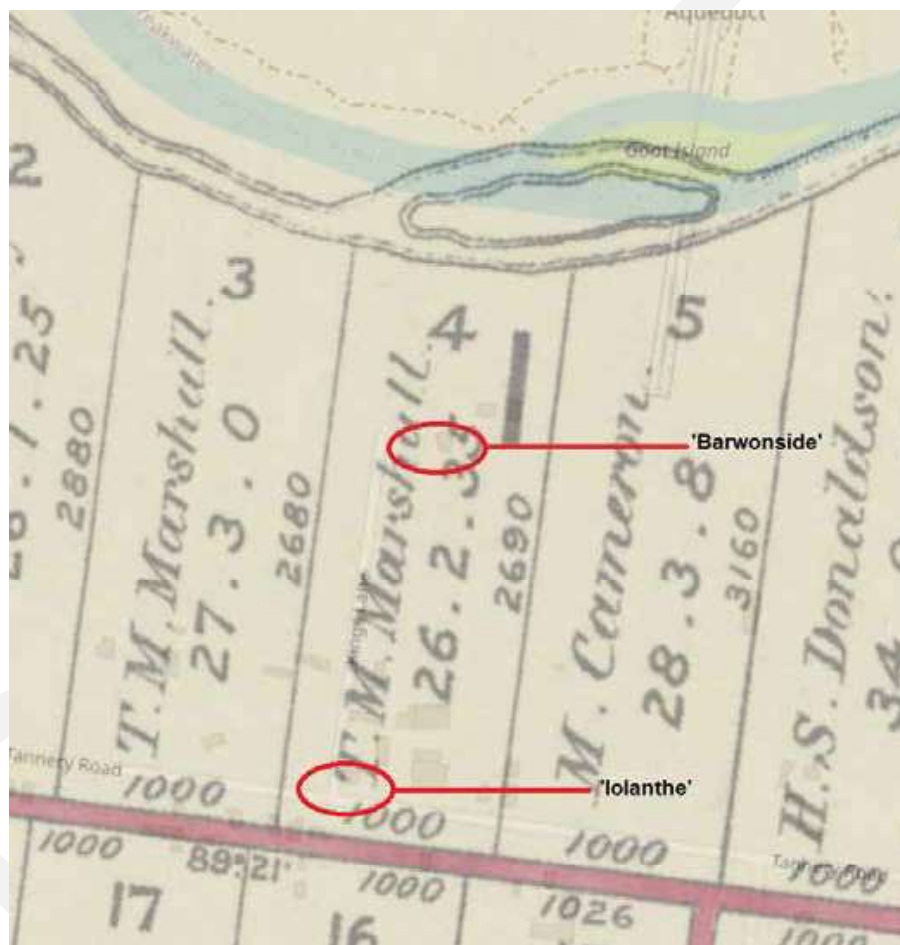


Figure 7: Map overlay showing situation of ‘Iolanthe’ and ‘Barwonside’ on Crown Allotment 4.
Source: Map Warper & Connemara County of Grant, Department of Lands and Survey, J. Noone, 1878. (VPRS8168)
Public Record Office Victoria

³ Probate, Richard William Tozer, ‘Real Property’, Marshelltown, 1882. VPSR 28 P2 Unit 136, page 6.



Figure 8: Location of cottage owned by Annie Elizabeth Tozer, 1884
Certificate of Title, vv1615 f999

Following the death of Richard Tozer, his widow Annie Elizabeth Tozer occupied the cottage on Gardiner's Lane, before it made way for 'Iolanthe' to be built by her son William John Tozer in 1896. William Tozer, a foreman, lived there until 1908 before it was sold to Robert Gardiner, a tannery employee.

Robert Gardiner was the son of George Gardiner, a local business man who was proprietor of the Marshalltown Oil and Glue Factory, who also owned 'Barwonside' where he established Victoria Tannery and Bone Mill. George Gardiner resided locally at 'Sunnyside'; a substantial homestead located at 128-138 Tannery Road.

In 1913 Robert Gardiner sold 'Iolanthe' to Gladys Elizabeth Palmer after whom the cottage is named. Gladys Palmer was the daughter of Charles Frederic Palmer, another significant figure in the local tannery industry. Charles Frederic Palmer (1863-1934) started work as a clerk with Brearley Brothers eventually becoming manager of their Australian Tannery operations. Palmer purchased the 'Barwonside' tannery and manager's residence from Gardiner in 1912.

In 1926 a tornado destroyed much of 'Barwonside' which led to Charles Palmer selling the business. His daughter Gladys and her husband Basil Noel Collins remained at 'Iolanthe' before selling it to her brother Charles Noel Algernon Palmer in 1935.

Tannery Workers and Housing (Historic Themes 5 & 6)

As one of only two surviving cottages associated with Marshall's tannery industry, 'Iolanthe' is a rare example of nineteenth century housing in the area. It is unknown how many tannery employees lived locally beyond evidence of William Tozer's 1860s cottages, and a cottage on 'Barwonside' farm being swept away in a flood in 1880 when it was owned by Alfred Douglass.⁴

Tanneries prospered in Marshalltown in the mid-nineteenth century increasing the demand for skilled and unskilled workers. The scale of operations in the late nineteenth century are demonstrated by The Australian Tannery. By 1870 The Australian Tannery was paying £10,000 per annum in wages⁵ and 'In order to give an idea of the extent of the business carried on it may be stated that Messrs Brearley Bros., are employing eighty men constantly at work'.⁶

A decade before 'Iolanthe' was built, the industry was changing with additions and improvements being made and new machinery installed by owners. At Geelong Tannery "One man standing behind the handle of the machine can perform the work which previously engaged the attention of three men."⁷ The tannery employed 30 men, and the property described as being 'very compact, and on the surrounding land there are four cottage residences, occupied by some of the workmen and their families'.

⁴ 'The Great Flood', *Geelong Advertiser*, 15 September 1880.

⁵ *Illustrated Australian news for home readers*, 10 September 1870

⁶ 'The Australian Tannery at Marshalltown', *Geelong Advertiser*, 20 May 1880.

⁷ 'The Geelong Tannery', *Geelong Advertiser*, 14 May 1885.

By the 1920s, the industry in Marshalltown was beginning to decline. "The Australian Tannery has been idle for nearly twelve months owing to the state of the export trade, and an industry that at times employed 50 men was a valuable asset to the district in production, was lost to Geelong...the tornado on Thursday, July 22 was a further blow to the tannery industry in Geelong.."⁸

CONDITION

The fabric is in good condition with some minor deterioration noticeable.

INTEGRITY

The original character and appearance of the 1896 fabric are discernible demonstrated in the scale, hipped roof, horizontal weatherboard wall cladding, timber framed double hung windows arranged singularly on either side of the central doorway, bullnosed front verandah and wrought iron fretwork. The modern picket fence is appropriate. Several modifications are noticeable through an addition on the front of the south elevation.

COMPARATIVE ANALYSIS

'Iolanthe' can be compared to other late Victorian housing associated with Geelong's industrial and farming history in Marshalltown, Newtown, and Lara.



Source: Google Street View, 2024

Dwelling, 1890c.

22 Riverdale Road, Newtown
HO1617 I HO1421

Weatherboard dwelling with historical associations with tanneries that operated in the vicinity from the 1850s. The dwelling was owned and occupied at first in 1891 by Josiah Windmill, tanner, a member of a well-known local family of quarrymen and tanners. The dwelling is a double fronted, symmetrical Italianate house with a picket fence and a timber outbuilding.



Source: David Rowe, 2014

Dwelling, 1880c.

19 Mornane Road

By 1892-93, the property appears to have been owned by Richard Zelle, who was a carter and tannery employee in the 1890s and early 1900s. The cottage was possibly addressed as Gardiner's Lane (after George Gardiner of 'Sunnyside', 128 Tannery Road) in the 1890s.

Like 'Iolanthe', the dwelling is a Late Victorian styled single storey timber weatherboard dwelling with a hipped roof, bullnosed verandah and symmetrical (introduced) windows and on either side of a central door.

This place is currently not on the HO but is being considered for inclusion.

⁸ 'Tannery Industry. Future of Trade in Geelong', *Geelong Advertiser*, 2 August 1926.



Source: Google Street View, 2024

House & Dairy, 30 Hicks Street, Lara, 1886

HO1978

The dwelling at 30 Hicks Street, Lara, has significance as a predominantly intact example of a Victorian styled dwelling in Lara and as one of the more intact surviving Victorian dwellings in the Lara area. The dwelling is historically significant for its associations with David Walker and his father, Robert Bell Walker, who established the highly successful Waverley Lime Company at Lara in 1878.

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SCOPE TO ASSESSMENT

1. The historical notes provided for this assessment are not considered to be an exhaustive history of the site.

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PLACE NAME : J.F. Field Play Park

ADDRESS : 01 Marshalltown Road, Marshall

Map Revised 18 July 2024

STATEMENT OF SIGNIFICANCE:

What is Significant?

The J.F. Field Play Park, 1 Marshalltown Road, Marshall, has significance as an important recreation ground established in 1988 after the relocation of St. Cuthbert's Anglican Church that had occupied the site since 1854. The site has been a central focus for the development and witness of the Anglican Church for over 125 years and from the late 20th century, public recreation. Tennis has been a sporting activity at this site since 1907 and the tennis court (although resurfaced) survives in its original location. The surviving mature cypress and pine trees are a physical legacy of the former Church occupation of the site and they continue to contribute to the landscape qualities of the reserve today. The reserve was named the J.F. Field Play Park in 1988 in memory of James Frederick Field (c.1910-1972), a long serving and well-respected member of the former St. Cuthbert's Church. In the south-west corner of the Park is a post-supported "J.F. Field Play Park" sign, giving some interpretation of the commemorative importance of the Park, while the introduced tennis pavilion also displays a sign in memory of J.F. Field.

How is it Significant?

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

Why is it Significant?

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

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

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

PLACE NAME : J.F. Field Play Park

ADDRESS : 01 Marshalltown Road, Marshall



Proposed Heritage Overlay boundary

DESCRIPTION:

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

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

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

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

PLACE NAME : J.F. Field Play Park

ADDRESS : 01 Marshalltown Road, Marshall

Schedule to the Heritage Overlay	Comments
☐ External Paint Controls Should Apply ☐ Internal Alteration Controls Should Apply ☒ Tree Controls Should Apply ☐ Fences &/or Outbuildings of Note	The surviving cypress and pine trees contribute to the significance of the park. It is recommended that the heritage overlay apply to the whole site (as shown on the attached image).

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

HISTORY:

General History of Marshall

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

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

From 1886 the area had been served by a railway siding which was first known as Connewarre but was renamed Marshall in 1907 - it closed in 1964. There had also been a branch line to serve the neighbouring Geelong Racecourse from 1878 to 1906 when the course was shifted to its present site. The branch railway was then dismantled in 1909.

The racecourse land was handed over to the Geelong Harbor Trust, formed in 1905, which developed it as Sparrovale Farm, named after E.R. Sparrow, auctioneer and secretary of the racing club. The development of Sparrovale Farm continued a tradition of farming in the Marshall area established in the 19th century.

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

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

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

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

PLACE NAME : J.F. Field Play Park

ADDRESS : 01 Marshalltown Road, Marshall

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

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

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

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

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

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

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

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

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

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

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

PLACE NAME : J.F. Field Play Park

ADDRESS : 01 Marshalltown Road, Marshall

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

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

COMPARATIVE:

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

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

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

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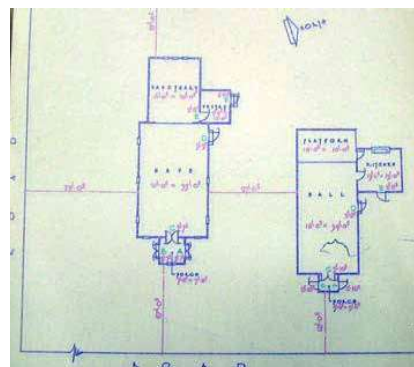
J.F. Field Play Park, looking north from Marshalltown Road.



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



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



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

PLACE NAME : J.F. Field Play Park

ADDRESS : 01 Marshalltown Road, Marshall

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

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

