

'Sea View', 370 Mount Road, Anakie Statement of Significance May 2025

Heritage Place: 'Sea View', 370 Mount Road, Anakie	PS ref no: HO2046
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Source: City of Greater Geelong, October 2024

What is significant?

The property, Sea View, at 370 Mount Road, Anakie is locally significant to the City of Greater Geelong. Elements of significance include the:

- The original 1855 rubble cottage, which is of primary significance.
- The ruined interwar chimney breast to the south of the cottage, which is of contributing significance as a ruinous representation of the site's interwar use, and the conversion of the cottage from a residence into a dairy.
- A key element of major contribution to the importance of Sea View are its views and setting, with direct view lines from the cottage to the Victorian Western Volcanic Plains, the You Yangs, Port Philip Bay and the Anakie hills between which it is constructed.

Non-contributory elements include:

- The later sheep-race and yarding.
- The post and wire fencing, which while appropriate for the context of a farming property is not original and as such is not considered significant fabric.
- All plantings.

How is it significant?

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

Why is it significant?

Sea View, formerly Troy's Cottage, at 370 Mount Road, Anakie, is historically significant to the City of Greater Geelong as an intact 1855 rubble stone cottage representing the first wave of post-contact development in the region in the mid-19th century. Constructed by Maurice Troy in 1855 following his purchasing of the land from the Government sale of the same year, the cottage is historically significant as one of the only identified intact and freestanding structures from this first survey that survives in the municipality. (Criteria A, B)

Sea View, comprising the small stone cottage at 370 Mount Road, Anakie, is of representative significance to the City of Greater Geelong as a highly intact Victorian vernacular residence. Constructed using rubble courses with a simple gabled roof form and rudimentary chimney, utilising basalt floaters from the surrounding paddocks, the

residence represents the establishment of freehold farms as the broadacre squatting leaseholds began to be subdivided and settled. As one of the only early vernacular cottages still standing in the municipality, the cottage is of great importance and significance to the City of Greater Geelong, representing the narrative of colonial expansionism into freehold settlement. (Criterion D)

Primary sources

Sea View, author: Benjamin Petkov, October 2024, peer reviewer: Mim Butcher, The Heritage Conservancy, May 2025.

Greater Geelong Outer Areas Heritage Study. Stage 2, Volume 16, Authentic Heritage Services Pty Ltd, 1998-2000.

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