

'Rose Bank', 149-157 Rollins Road, Bell Post Hill Statement of Significance

May 2025

Heritage Place: 'Rose Bank', 149-157 Rollins Road, Bell Post Hill	PS ref no: HO2049
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Source: City of Greater Geelong, May 2025

What is significant?

Rose Bank at 149-157 Rollins Road, Bell Post Hill, is significant to the City of Greater Geelong. Significant elements are:

- The original c.1858-1860 rubble-course farmhouse.
- The stone shed, north of the house.

Elements that are not significant are:

- The rear freestanding brick structure, northwest of the residence.
- The gardens and landscaping.
- The power pylon.
- All fencing.
- The later verandah addition.

How is it significant?

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

Why is it significant?

Rose Bank is of historical significance to the City of Greater Geelong as a highly intact example of an c.1858-1860 remnant rubble farmhouse in Bell Post Hill. The house and remnant farm complex around the residence represent the historical pastoral use of Bell Post Hill in the mid and late-19th century, and was historically the home of John Sloan, and later the Rollins family of whom the road is named after. The house is one of the earliest in Bell Post Hill. (Criterion A)

Rose Bank is of representative significance as a highly intact and cohesive Victorian farm complex. Constructed between c.1858 and 1860, elements which contribute to the building's representative significance include: its rubble bluestone construction, paired with its sash windows and wraparound verandah; its twin gabled roof clad in corrugated galvanised metal sheeting; as well as the short and intact Victorian chimney. Other elements ancillary to the residence which contribute to complex are the substantial rubble stone shed with double-hung doors and weatherboard-clad gables, as well as the rear freestanding gabled weatherboard outbuilding. The

combination of all of these elements culminate in a highly intact 19th century farm houseblock, representative of the region prior to 20th century urbanisation. (Criterion D)

Primary sources

Rose Bank, author: Benjamin Petkov, May 2025, 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*