

VOLUME 3
WYNDHAM HERITAGE
REVIEW, STAGE 2 (PART)

RESIDENTIAL PLACES AND PRECINCTS,
CITATIONS: WERRIBEE, LITTLE RIVER AND
WERRIBEE SOUTH BOATSHEDS
(INTERIM REPORT)

Contract no. N400306

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Name	Beamish and Gibbons streets precinct	Site ID	
Address	Nos. 1-19 and 8-10 Beamish Street & 3-24 and 28 Gibbons Street, Werribee	Date of citation	21 August 2023
Place type	Residential precinct	Survey date	August 2022 and February 2023
Period of significance	c. 1910s – c. 1950s		
Recommendation	Include in the Schedule to the Heritage Overlay	Level of significance	Local



Figure 1 Aerial view of Beamish and Gibbons streets
Source: Nearmap, 11 January 2023

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Figure 2 Beamish and Gibbons streets residential precinct: levels of significance

Statement of Significance

What is significant?

The Beamish and Gibbons streets precinct, Werribee, comprises a multi-stylistic collection of residential properties dating from the 1910s to the 1950s. The precinct is notable for including a large percentage of buildings of the interwar period, many of them with a high level of integrity.

The planning and public realm attributes of the precinct are not significant. Likewise, the interiors of residences, later additions to residences, car ports and non-original front fences are not significant.

How is it significant?

The Beamish and Gibbons streets precinct is of historical, representative and aesthetic significance to the City of Wyndham [Criteria A, D and E].

Why is it significant?

The Beamish and Gibbons streets precinct is of historical significance to the City of Wyndham. The area, which comprises 37 residential allotments formed by 1919-20, represents an early stage in a significant expansion of Werribee (and Wyndham's) population. The streets, close to the town centre, were part of an expansive area that

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was subdivided during this period. The area is distinguished by a high percentage of buildings of the interwar era, as well as buildings introduced in the early-post-World War II period and the 1950s.

Development in the period following the Great War was stimulated by a range of factors including the break-up of the pastoral estates (notably the Chirnsides' large landholdings) and opportunities for employment created by the establishment of the Metropolitan Farm, the State Research Farm and Closer Settlement. The Beamish and Gibbons streets precinct provides insights into the demographic profile of the growing township; the role played by the State Savings Bank in providing access to credit and popular residential designs; and patterns of urban growth, notably the consolidation of the centre of Werribee township to the north and south of the railway station. [Criterion A]

The Beamish and Gibbons streets precinct is of representative significance to the City of Wyndham for its collection of properties dating from the first half of the twentieth century. The precinct is notable for including a high percentage of buildings of the interwar period, representing a diversity of popular styles of the period, many of them with a high level of integrity. Buildings of the early-post World War II era also contribute to the precinct's ability to demonstrate patterns of growth in Wyndham into the mid-twentieth century. [Criterion D]

The Beamish and Gibbons streets precinct is of aesthetic significance to the City of Wyndham. The streets include buildings of architectural merit in their own right, particularly those with high levels of integrity dating to the interwar period. These combine with the contributory buildings in the precinct to present streetscapes of considerable interest and diversity. [Criterion E]

Elements that contribute to the significance of the precinct are detached residential buildings dating from the 1910s to the 1950s. Within this group, there is a hierarchy of significance (significant, contributory and non-contributory):

- Significant buildings date to the core period of significance (c. 1910 to c. 1940) and demonstrate a high level of integrity to the extent of their streetscape presentation. This group includes weatherboard bungalows and rendered brick bungalows with a variety of hipped and gabled roof forms clad with terracotta tiles or corrugated sheet metal. The majority are asymmetrically composed and distinguished by prominent projecting bays and verandahs, supported by timber posts. Timber-framed double-hung sash windows predominate, many with lead lighting.
- Contributory buildings include interwar residences that have been altered (generally to a limited extent); buildings of the post-World War II period that are responsive to the prevailing character of the area, or are examples of valued housing typologies of the early post-war period, including Cream Brick Veneers.
- Non-contributory buildings post-date the period of significance (1910s to 1950s) and/or have been extensively modified.

History

Beamish and Gibbons streets, Werribee are on the lands of the Bunurong peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Custodians have maintained a continuing connection to land, waters and culture within the City of Wyndham.

Contextual history

Police Superintendent Captain Lonsdale had recommended that a village be surveyed on the Werribee River in 1838, but no action was taken. The township of Wyndham was declared in Sydney on 9 May 1850 when Victoria was known as the Port Phillip District in the Colony of New South Wales.¹ Despite the local preference for the name Werribee, the town was named Wyndham in honour of a soldier who had fought at the Battle of Waterloo (the name was changed to Werribee in 1884). A town plan, laid out by Assistant Surveyor Thomas Martin, took advantage of the Werribee River, with the town straddling the river at an 'S' bend, which divided the parishes of Mambourin and

Deutgam (Figure 3). In September 1850, ten half-acre lots in Wyndham Village, within the parish of Mambourin (to the north of the river), were offered at auction.²

The completion of Victoria's first country railway line (in 1857), connecting Melbourne and Geelong, provided ready access to Werribee (and Little River). Werribee Railway Station was located to the east of the town centre as proposed in the 1850 town plan (the railway station is indicated at Figure 3). This had the effect of pulling the centre of the township to the east.

From the 1850s until well into the twentieth century, the Werribee Plains were dominated by the wealthy Chirnside family, whose expansive holdings – which extended over more than 34,400 hectares³ – were later adapted for other purposes (discussed below).

The growth of the municipality's population was relatively slow until the 1890s. Factors that stimulated its expansion included the introduction of tenant farming on Chirnside land (from the 1880s), the establishment of the Metropolitan Farm on part of the Werribee Park Estate and Closer Settlement from the early 1900s.

The Metropolitan Farm created varied sources of employment, including extensive tree-planting programmes, water piping and tenant farming opportunities and was a significant source of employment for Werribee residents.⁴

The establishment of the Closer Settlement Board in 1904 following the enactment of the *Closer Settlement Act 1904* and the revised *Closer Settlement Act 1915* resulted in the Board purchasing over 24,000 hectares of the Werribee Park Estate from George Chirnside. This land, which comprised much of the area now occupied by Werribee South, was then subdivided and sold to farmers of limited means and later returned servicemen.⁵

The Board also purchased 465 hectares of the Werribee Park Estate in 1912, which was then transferred to the Department of Agriculture for the establishment of the State Research Farm.⁶

Collectively, these events stimulated a considerable expansion of the local population. Between 1891 and 1901 the population of Werribee more than doubled from 427 to 1047 and the number of houses increased from 96 to 205 between.⁷ The pattern continued in the early twentieth century, and particularly from the 1920s the Werribee township saw significant residential development. Crown allotments and larger estates to the north and south of the railway line were subdivided into suburban sized blocks and sold. This development was aided by the arrival of the State Savings Bank in Werribee, which provided affordable housing through long-term, low-interest loans.⁸

War Service Homes for ex-servicemen were also built in the Werribee area from the 1920s. There were also private subdivision sales and speculative housing developments in Werribee through the 1920s. The principal locations for this activity were areas close to the centre of the township, which was focussed on Watton and Synnot streets.

Beamish and Gibbons streets

The land that is now occupied by Beamish and Gibbons streets was reserved as part of the Township of Wyndham by 1863 (Figure 3). However, it was not until 1919 that the land was surveyed and subdivided by the Department of Crown Lands and Survey (Figure 4 and Figure 5).⁹ The subdivisional sale of allotments along Beamish and Gibbons streets occurred in 1920 on behalf of Mr Francis Beamish, for whom Beamish Street is named.¹⁰

Born in Ireland, Francis Beamish arrived in Victoria in 1864 at the age of 12 with his parents Abraham and Anastasia Beamish. In 1876, after gold prospecting and farming, he purchased 243 hectares in Werribee. By 1885, Francis was a Shire Councillor and was living with his family in their property in Synnot Street. Built in 1884, 'The Pines', was a large Victorian villa with lacework verandahs on three sides. In c. 1935 the house became the Wandene Private Hospital and from 1970 it was used as a boarding house. It was demolished in 1988.¹¹ Members of the Beamish family owned land in Beamish Street in the early stage of its subdivision, including numbers 14 and 16.¹²

It is presumed that Gibbons Street is named for Henry James Gibbons, a Werribee resident who lived in Station Street (now Duncans Road) from the mid-1880s and died in 1914.¹³ Henry Gibbons was born in Berkshire, England in 1877. He arrived in Werribee, via South Australia, in 1886.¹⁴ Gibbons was a tradesman who ran a timber yard and shop in Wyndham township.¹⁵ He was also recognised for inventing a boring machine (in 1911) that was capable of going through rock and other hard materials to a depth of 152 metres (500 feet).¹⁶

The sale of allotments in Gibbons and Beamish streets, in 1920, coincided with the sale of blocks in Wedge, Francis and Anderson streets; a total of 33 of the 27 blocks were sold.¹⁷ The *Werribee Shire Banner*, reporting in 1923, reflected that 'the progress of the district is being reflected in the number of dwelling and business places in the course of erection in Werribee'¹⁸ and noted that a number of 'nice villas' had been completed in Gibbons Street and in the Beamish Street subdivision.¹⁹ In 1924, Gibbons and Beamish streets were connected to the water mains and by 1925 both streets had been sealed with bitumen.²⁰

The 'nice villas' referred to in 1923 included a mixture of existing residences built prior to the Beamish and Gibbons streets subdivisions (see, for instance, 6 Beamish Street and 7 Gibbons Street) and weatherboard bungalows that were constructed in the first ten years after this subdivision (see, for instance numbers 4, 11, 13, 15, 16 and 18 Beamish Street and numbers 4, 6, 8, 10, 16, 18 and 28 Gibbons Street).

A number of the early land owners (including those at 4 Beamish Street and numbers 8 and 18 Gibbons Street) obtained mortgages from the State Savings Bank of Victoria to finance construction of their properties to standard designs provided by the State Savings Bank.²¹ The Bank provided a catalogue of timber framed house designs that were available under the *Housing and Reclamation Act, 1920* (Victoria) as well as Credit Foncier Loans.²² The standard types of bungalow and timber residences could be amended and various designs could be adopted in the applicant's ultimate choice.²³ The State Savings Bank branch in Werribee was often referred to as the 'The Farmer's Bank,' (Figure 6) as the Building Department of the Bank effectively designed and supervised the erection of numerous homes in rural areas for farmers of 'small means.'²⁴ By 1927 there were 56 designs available in timber construction and 28 designs that applicants under the Act could apply for, examples of which are in Beamish and Gibbons streets.²⁵

Housing development in Beamish and Gibbons streets continued into the 1930s and 1940s with the construction of a small number of rendered brick residences and more modest weatherboard bungalows. By the late 1930s, sections of these streets were substantially developed with detached houses and bungalows, as can be seen on an oblique aerial photograph of c. 1938-40 (Figure 7). This early phase of development also saw the introduction of a Drill Hall, in 1935, at 7 Beamish Street, since removed. Houses continued to be constructed on the undeveloped land within these blocks in the post-war period (Figure 8).

Place Citation

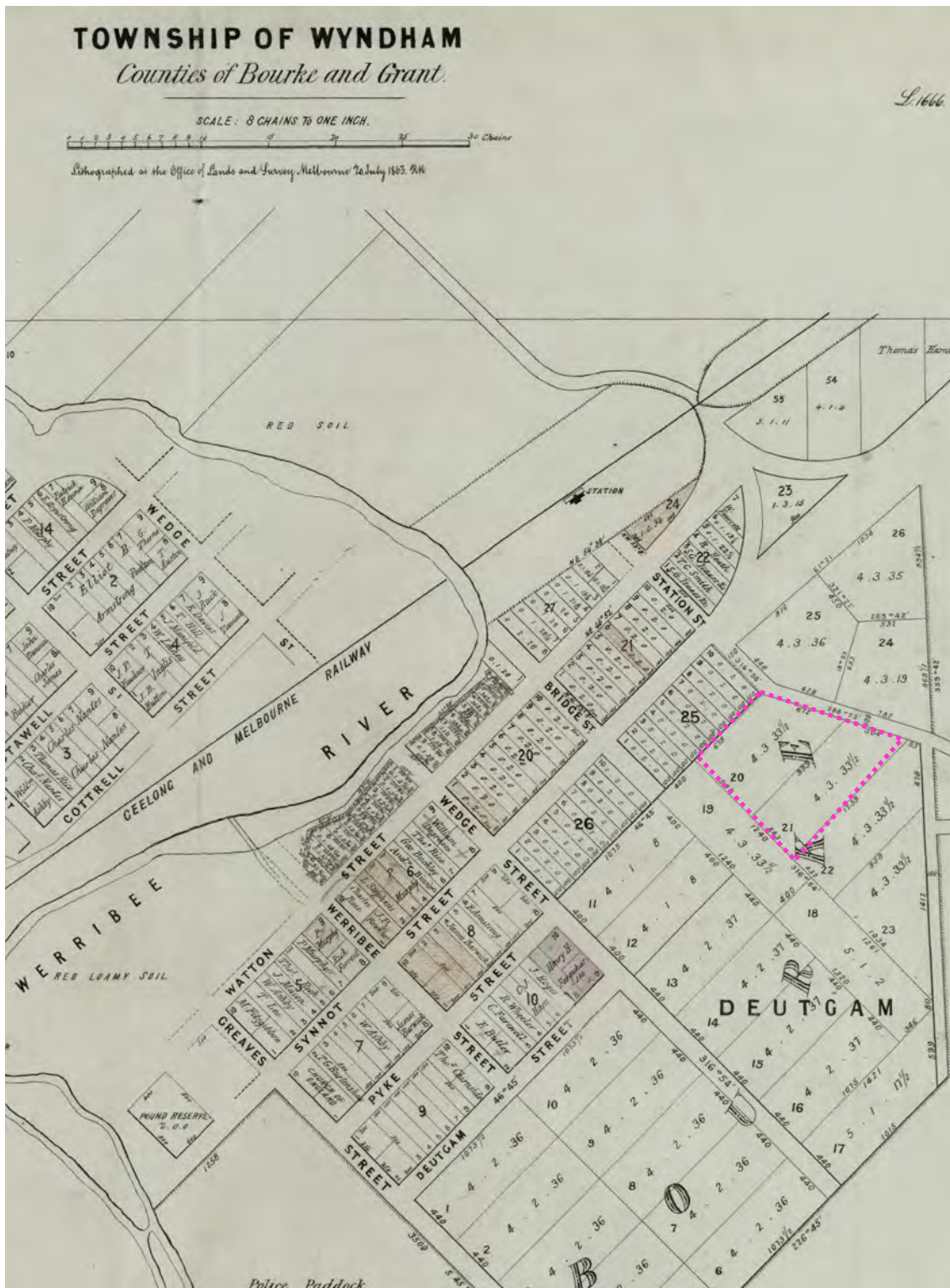
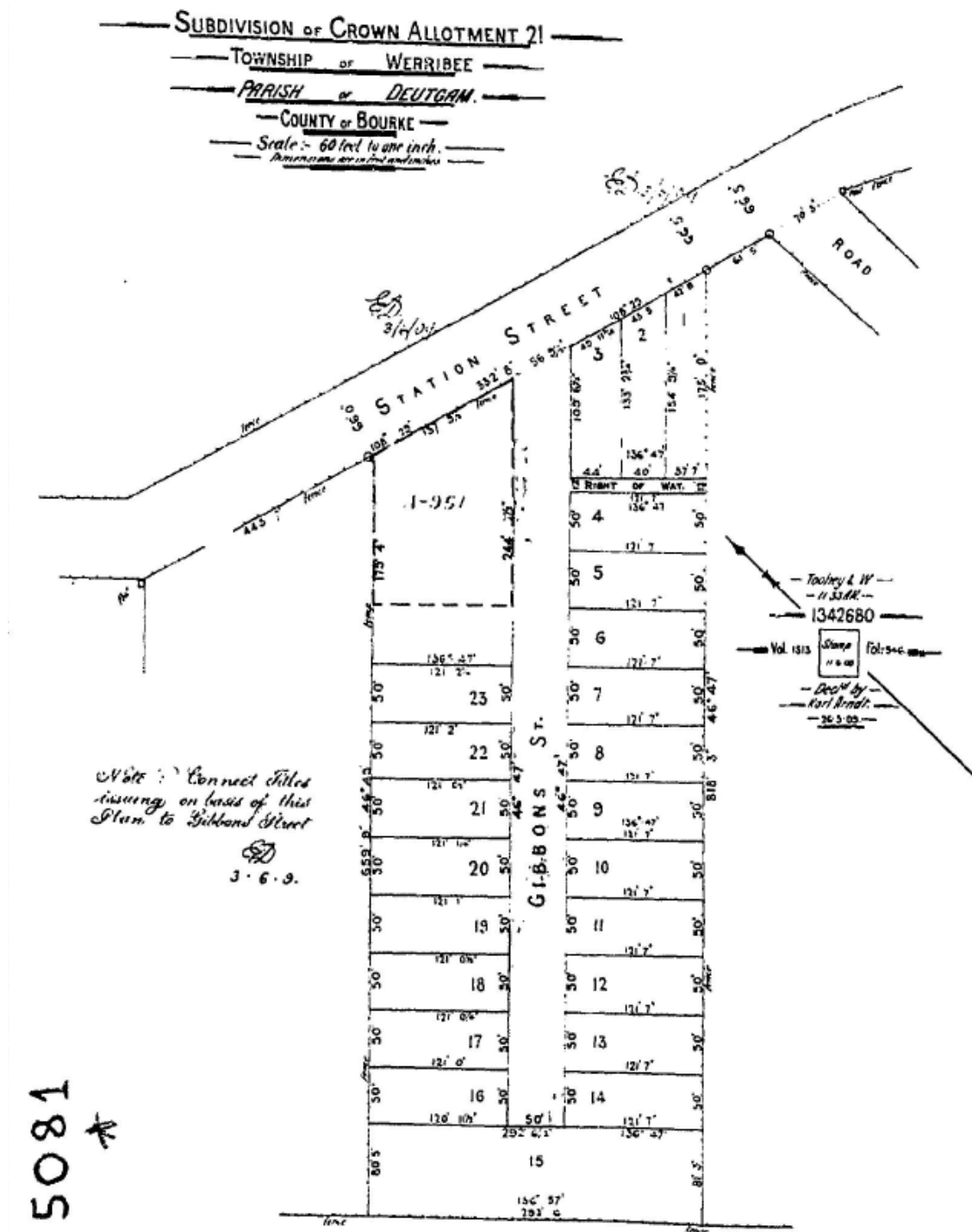


Figure 3 Plan (cropped) of the township of Wyndham, 1863: the areas now occupied by Beamish and Gibbons streets are indicated (approximate); the town plan of 1850 straddled the bend of the Werribee River
Source: State Library Victoria, ID 1320049

Place Citation



Place Citation

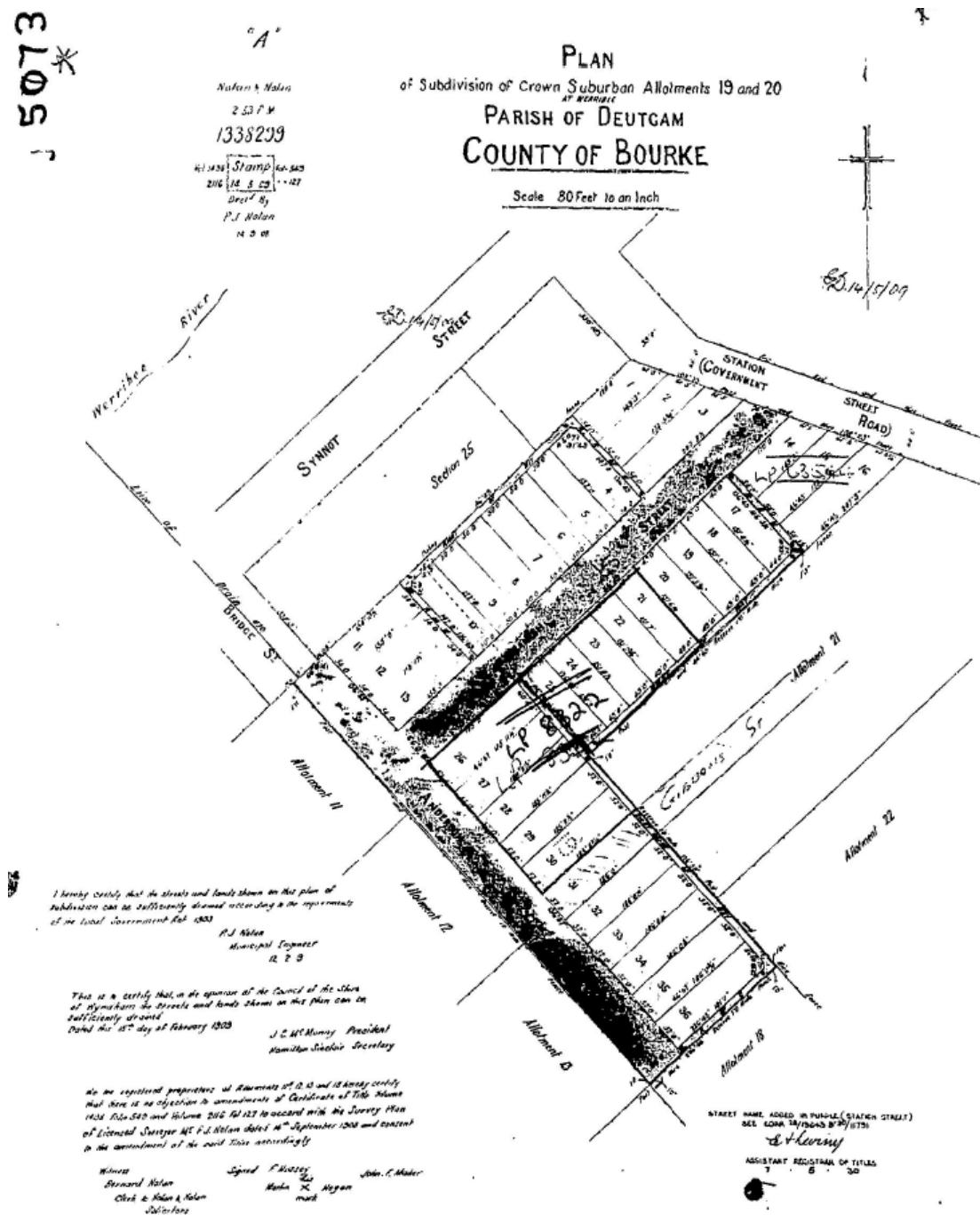


Figure 5 Subdivision plan of Crown allotments 19 and 20 in the Parish of Deutgam, County of Bourke: Beamish Street allotments are indicated, c. 1919

Source: LP 005073, provided by Wyndham City Council



Figure 6 State Savings Bank of Victoria advertisement in the Werribee Shire Banner
Source: 'Advertising', *Werribee Shire Banner*, 19 May 1927

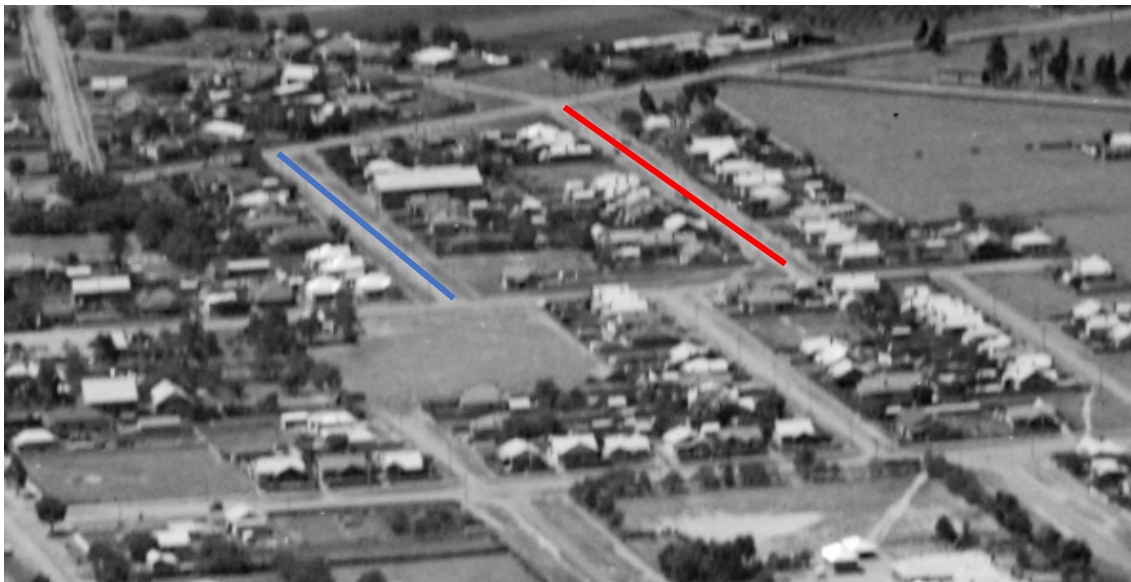


Figure 7 Detail, oblique aerial view looking east from Wedge Street towards Duncans Road with Beamish Street indicated in blue and Gibbons Street in red, 1938-40
Source: Airspy collection, State Library Victoria, H91.160/1545



Figure 8 Detail, aerial view of Beamish (north) and Gibbons (south) streets showing the residential development that had occurred by 1951
Source: Land Victoria Aerial Photography Collection, Landata, SERV

Description

Beamish and Gibbons streets (the precinct) are located in an expansive area of multi-stylistic residential development to the south of Werribee town centre. The precinct is flanked to the east by Duncans Road (formerly Station Street); to the south by the Carter Housing Estate (HO21); to the west by Anderson Street; and to the north (in part) by the former St Thomas's Presbyterian Church at 33A Synnot Street, Werribee (HO95). Werribee Fire Station is located to the north-east of the intersection of Gibbons and Anderson streets.



Consistent with the subdivision sales of 1919/20, there is a high percentage of buildings of the interwar period within the precinct, demonstrating a range of popular styles of the era. The precinct also includes two buildings that precede the subdivision sales, and a number of buildings of the early post-World War II period. There are also vacant blocks and dwellings/units introduced since the late twentieth century.

Collectively, the area is representative of patterns of residential development in Werribee since the 1910s, patterns that are characterised by incremental development by private owners, as opposed to a concentrated phase of construction overseen by a housing provider or public agency. The Beamish and Gibbons streets precinct is, however, distinguished by a high percentage of intact buildings of the interwar period. A summary of the buildings within the precinct, their prevailing characteristics and the degree to which they contribute to the heritage values of the precinct is at Table 1.

Buildings within the precinct are almost all single-storey (to the extent of their streetscape presentation) and adopt a conventional orientation to the street. Additions (some of two levels) have, in the main, been introduced behind the original houses on the generally deep blocks – dimensions vary but are typically c. 40 metres deep by c. 15 metres wide. The depths of front setbacks also vary; they are typically between six and nine metres.

The planning and public realm attributes of the precinct are conventional. The two-way streets are approximately nine metres wide with pavements, grassed verges and street plantings (varied, and generally of recent origin) on both sides of the streets. Parking is generally provided to the sides of houses, typically in car ports/enclosures that post-date the residence.



Table 1 Buildings within the Beamish and Gibbons streets residential precinct

Address	Description	Photography
4 Beamish Street	<p>Asymmetrical, single-storey Californian bungalow (1920s) clad with weatherboards fixed horizontally. The house has a low pitched hipped roof clad in modern metal sheeting; a gabled verandah extends over the projecting front bay. The porch has exposed rafters and paired timber posts supported by red brick piers. There is tall and undecorated red brick chimney to the east. The tripartite windows on the front elevation are multi-pane and double hung with leadlight details.</p> <p><i>Significant</i></p>	
5 Beamish Street	<p>Asymmetrical double-fronted, single-storey cream brick veneer c. 1950s/60s with hip and valley roof clad in manganese tiles. A front bay and entry enclosure are contained within a projecting hip. Fenestration is metal framed. Cream brick chimneys are to the east and west. The house retains its cream brick fence and white painted metal gate. Alterations include the roller blinds and the roof-mounted solar panels.</p> <p><i>Contributory</i></p>	

Place Citation

Address	Description	Photography
6 Beamish Street	<p>Double-fronted weatherboard bungalow c. 1910s with a steep Dutch gable roof and projecting gable front with half-timbered and roughcast infill. Roof areas are clad in corrugated sheet metal, with boxed eaves. The bull-nose verandah, supported by turned timber posts, has a ladder frieze with decorative brackets. A tall red brick chimney with corbelled detailing and terracotta pot is to the west. There is leadlight detailing with coloured mottled glass on the varnished timber front door and hallway window.</p> <p><i>Significant</i></p>	
7 Beamish Street	<p>Triple fronted clinker brick house c. 1970s-80s with a return balcony and manganese tile hipped roof.</p> <p><i>Not contributory</i></p>	

Place Citation

Address	Description	Photography
8-10 Beamish Street	<p>Large weatherboard bungalow originally built c. 1910. Major alterations undertaken in 1989 (Council permit no. 32482) included works to change the pitch of the roofline and additional height to create an upper level with windows within the newly created east and west-facing gable ends. Other works undertaken c. 1989 included the removal of the original chimneys and alterations to the verandah.</p> <p><i>Not contributory</i></p>	
9 Beamish Street	<p>Triple-fronted cream brick veneer bungalow c. 1950s with a hip and valley roof clad in glazed manganese tiles with boxed eaves. The design features a prominent corner-mounted aluminium framed window. The recessed entry is located between the two bays.</p> <p><i>Contributory</i></p>	

Place Citation


Address	Description	Photography
11 Beamish Street	<p>Asymmetrical, double-fronted, single-storey interwar weatherboard bungalow. The front elevation features two intersecting half-timbered gables with roughcast infill. The projecting bay has a tripartite window with multi-paned upper sashes. There is a brick chimney with terracotta chimney at the rear. The metal fence is modern.</p> <p><i>Significant</i></p>	
12 Beamish Street	Vacant lot	
13 Beamish Street	<p>Double fronted weatherboard bungalow c. 1920s. The hipped roof and projecting gable are clad in corrugated sheet metal. The verandah, incorporated in the sweep of the roof, is supported by turned timber posts. Other original details include a ladder frieze, roughcast infill and battens to the gable end and a metal window hood with matching brackets to the projecting bay. The face brick chimney has a terracotta pot.</p> <p><i>Significant</i></p>	

Place Citation

Address	Description	Photography
14 Beamish Street	<p>Double-fronted rendered-brick bungalow (1930s). Details in red brick, arranged in herringbone patterns, lend definition to corners and openings. This decorative treatment is also applied to the two chimneys and the front fence. The hipped roof is clad in terracotta tiles with a projecting hipped verandah extending over the porch. Framing the entrance are brick segmented arches with contrasting cream brick keystones. The brick balustrade enclosing the porch is capped with a course of red bricks.</p> <p><i>Significant</i></p>	
15 Beamish Street	<p>Weatherboard bungalow c. 1920s with a Dutch gable roof and a projecting bay to the west. The roof areas are clad in corrugated metal sheeting with boxed eaves. Windows are double-hung sashes, including a tripartite casement to the projecting bay. The bullnose verandah (as extended) has a ladder frieze with curvilinear brackets, and the verandah is enclosed by a timber picket balustrade. The picket fence to the property boundary is sympathetic.</p> <p><i>Significant</i></p>	

Address	Description	Photography
16 Beamish Street	<p>A double fronted weatherboard bungalow of the 1920s/30s. The roof is hipped, with a gabled projecting bay. The metal sheeting, which has a red finish, is modern. The verandah is supported by turned painted timber columns with decorative brackets; it has a distinctive timber ladder frieze broken up with pierced rose motifs. Double hung sash windows are housed in timber-framed casements.</p> <p>The woven wire fence is modern.</p> <p><i>Significant</i></p>	
17 Beamish Street	<p>Asymmetrically planned double fronted weatherboard bungalow (1953) of modest character. The hipped roof is clad with unglazed Marseilles tiles, and there is a dwarf brick balustrade to the recessed entrance. Each of the front bays has a multipaned steel framed window. The chimney has been removed.</p> <p><i>Contributory</i></p>	

Place Citation

Address	Description	Photography
18 Beamish Street	<p>Double fronted weatherboard bungalow, built 1940. Distinguishing features of the asymmetrically planned residence include: the hipped roof with gablets; the tapered Doric columns to the verandah; paired timber casements of double-hung sash windows with leadlight lattice detailing on the upper panes; and the prominent south-facing gable end. There are two undecorated red brick chimneys to the east. The recessed garage is modern, and the front fence is a sympathetic replacement.</p> <p><i>Significant</i></p>	
19 Beamish Street	Vacant lot.	
3 Gibbons Street	<p>Double fronted weatherboard bungalow, built 1951. Roof areas are hipped and clad in corrugated sheet metal. Both the principal roof form and the projecting bay have gablets with half-timbered detailing. The house retains its early unpainted timber, tripartite windows, and there is a simple brick chimney to the east.</p> <p>The recessed garage was added in the 1990s.</p> <p><i>Contributory</i></p>	



Place Citation



Address	Description	Photography
4 Gibbons Street	<p>Triple fronted weatherboard residence of the 1920s with a hip and valley roof clad in corrugated sheet metal. The verandah, which has an unusual hipped roof form, is supported by tapered Doric columns. The Windsor picket fence with turned timber posts may be original.</p> <p><i>Significant</i></p>	
5 Gibbons Street	<p>Modern triple fronted brick residence with integrated garage.</p> <p><i>Not contributory</i></p>	
6 Gibbons Street	<p>Symmetrically composed double fronted weatherboard bungalow, 1920s/30s. There is a simple arrangement of regularly spaced battens to the gable end above a bullnose verandah with ornate metal fretwork. Timber casements flanking the front door feature double hung sashes with coloured side lights. The Windsor picket fence is likely a replacement. A modern rear addition is visible but not dominant.</p> <p><i>Significant</i></p>	

Place Citation

Address	Description	Photography
7 Gibbons Street	<p>Symmetrically composed weatherboard residence c. 1910. The hipped roof is clad with corrugated sheet metal, and there are timber modillions below the eaves. Ornate timber brackets and turned timber posts support the bullnose verandah. Mottled glass detailing is featured on the two hallway windows flanking the front door and the upper sashes of the double hung windows. Minor alterations include the timber framed carport and the modern mesh wire front door.</p> <p><i>Significant</i></p>	
8 Gibbons Street	<p>Double fronted asymmetrically composed weatherboard bungalow. The house has a hipped roof and projecting gable front, and the verandah is incorporated within the sweep of the roof. Decorative details to the gable end include timber brackets, modillions and shingles. The verandah is supported by paired timber posts carried on dwarf red brick piers. The recessed car port and picket fence are modern.</p> <p><i>Significant</i></p>	

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Address	Description	Photography
9 Gibbons Street	<p>Double fronted weatherboard residence built c. 1920s/30s. The building has been extensively modified, including replacement of the verandah, removal of the chimney, recladding (1987), replacement of the metal roof sheeting and windows and the introduction of low cream brick walls to the verandah and the property boundary. Only the building's essential massing is extant.</p> <p><i>Not contributory</i></p>	
10 Gibbons Street	<p>Asymmetrically composed weatherboard bungalow of the 1920s/30s. A defining characteristic is the transverse gable roof with projecting gable front and skillion verandah. Roof areas are clad in modern corrugated metal sheeting. The verandah is supported by paired timber posts, and there is a brick chimney, overpainted, to the east. The entrance is inset and appears to have a modern mesh wire door. The framed timber picket fence may be original.</p> <p><i>Significant</i></p>	

Address	Description	Photography
11 Gibbons Street	<p>Asymmetrically composed double fronted weatherboard bungalow, 1920s/30s. The intersecting gable ends feature regularly spaced battens with timber shingles at the apex. The low-pitched skillion verandah is aligned with the window hood on the projecting gable. Supporting the verandah are Tuscan columns carried on exposed red brick piers. Other original details include lead light and stained-glass on the upper sashes of the tripartite windows. There is a brick chimney to the east. A west-facing skillion roofed bay set into the roof, c. 15m back from Gibbons Street is visible, but not dominant.</p> <p><i>Significant</i></p>	
12 Gibbons Street	<p>Double fronted weatherboard residence, c. 1920s/30s. The building has been extensively modified, including replacement and enlargement of the windows, recladding, rendering of the chimney and replacement of the front door.</p> <p><i>Not contributory</i></p>	

Place Citation

Address	Description	Photography
13 Gibbons Street	<p>Double fronted residence built 1920s/30s. The building has been extensively modified, including replacement of the weatherboard cladding with brickwork, removal of the chimney and replacement of the windows.</p> <p><i>Not contributory</i></p>	
14 Gibbons Street	<p>Single-storey triple fronted rendered brick bungalow with details in red brick. The hipped roof is clad in unglazed Marseilles tiles, with a projecting gable to the west and a centrally positioned entry bay. Details include contrasting clinker brick accents laid in herringbones and corbelled brickwork at the edges of the projecting gables. The entrance is framed by a colonnaded porch with segmented arches infilled with a geometric painted metal balustrade. The upper sashes of the windows have Art Deco-style lead light and mottled glass detailing. The property retains its early roughcast rendered low brick fence.</p> <p>A gabled addition to the rear is set back from the front and is of modest scale.</p> <p><i>Significant</i></p>	



Place Citation

Address	Description	Photography
15 Gibbons Street	<p>Weatherboard bungalow, c. 1920s/30s, that has been significantly modified.</p> <p><i>Not significant</i></p>	
16 Gibbons Street	<p>Double fronted weatherboard bungalow c. 1930s. The hipped roof has deep overhanging eaves. Roof areas are clad in red corrugated sheet metal (modern), and there is an undecorated brick chimney to the west of the plan. Decorative details to the gable end include timber shingle and modillions. The verandah is supported by paired Doric columns carried by red brick piers, and the porch is enclosed by a low red brick balustrade. Fenestration to the front elevation is paired double-hung sashes. The upper panes include leadlight detailing. The fence is compatible with the house but is assumed to be a modern replacement.</p> <p><i>Significant</i></p>	

Place Citation


Address	Description	Photography
17 Gibbons Street	<p>Double fronted residence built 1920s/30s. The building has been extensively modified, including replacement of the weatherboard cladding with brickwork (1975), removal of the chimney and replacement of the windows.</p> <p><i>Not contributory</i></p>	
18 Gibbons Street	<p>Double fronted asymmetrically composed weatherboard bungalow, 1925, with transverse gable roof. The projecting bay, distinguished by broad eaves, encloses a verandah that is supported by paired timber posts carried on exposed red brick piers. The roof areas are clad in modern dark grey powder coated metal sheeting. Fenestration is timber framed casements, each housing a pair of double hung sashes.</p> <p>The picket fence is modern.</p> <p><i>Significant</i></p>	

Place Citation




Address	Description	Photography
19 Gibbons Street	<p>Symmetrically composed weatherboard residence, c. 1920s/30s of modest character. The recessed entry is flanked by tripartite casements; the glazing incorporates Art Deco-style leadlight details. The hipped roof is clad in corrugated sheet metal. There is no chimney (assumed to have been removed). The property appears to have retained its early picket fence.</p> <p><i>Contributory</i></p>	
20 Gibbons Street	<p>Interwar weatherboard bungalow with transverse gable roof and projecting gable. Roof areas are clad in corrugated sheet metal. The gable, which encloses a verandah, has timber shingles to the gable end and is supported by grouped timber posts on exposed red brick piers. There is lead-light lattice detailing on the upper sashes of the double hung windows.</p> <p><i>Significant</i></p>	

Place Citation

Address	Description	Photography
21 Gibbons Street	<p>Asymmetrically composed double-fronted weatherboard bungalow, c. 1920s/30s with a transverse gable roof, projecting gable and bullnose verandah. There is a half-timbered detail with roughcast infill and timber brackets to the gable end, and Art Nouveau-style decorative motifs to the upper sashes of the faceted bay window, which is protected by a simple projecting hood.</p> <p><i>Significant</i></p>	
22 Gibbons Street	<p>Californian Bungalow, 1920s/30s, with transverse gable roof and a broad projecting front gable infilled with weatherboards. The roof areas are clad in corrugated sheet metal and have deep eaves. The front gable acts as a verandah and is supported by grouped timber posts on exposed red brick piers. Fenestration is timber casements, each with a pair of double hung sashes. There are Art Nouveau-style decorative motifs to the upper panes. The modern picket fence is of sympathetic design.</p> <p><i>Significant</i></p>	

Address	Description	Photography
23 Gibbons Street	<p>Asymmetrically composed rendered brick bungalow, c. 1930s with late-Federation and revivalist influences. The house is double fronted with a hipped roof and skillion verandah supported by Doric columns on corbelled rendered brick piers. The roof areas are clad in terracotta tile with small ridge finials. A distinguishing feature is the cylindrical bay with double hung sash windows and lattice leadlight detailing on the upper panes. The bay is clad in timber painted shingles flaring slightly over the top of the lintels. The house sits on a shallow red brick 'plinth'. The two tripartite windows on the front elevation are adorned with the same lattice patterning on the top pane, however the windows on the east side of the house are inset within an alcove flanked by two Doric columns. A rendered brick chimney with corbelled capping is to the east of the plan. The front fence is of recent origin.</p> <p><i>Significant</i></p>	

Place Citation

Address	Description	Photography
24-26 Gibbons Street	Modern brick veneer units. <i>Not contributory</i>	
28 Gibbons Street	<p>Weatherboard Californian bungalow, 1920s/30s, asymmetrically composed, with a Dutch hipped roof clad in terracotta tiles. A verandah, supported by grouped timber posts with small ornate brackets resting on red brick piers, is enclosed within a broad projecting gable. There are battens and timber shingles to the gable end of the projecting bay, and the gablet to the principal roof. The verandah is enclosed by a low hit and miss brick balustrade. Fenestration is casements of paired double hung sashes, some with leadlight and stained-glass ornamentation.</p> <p>The rendered brick fence and timber picket gate are modern</p> <p><i>Significant</i></p>	 

Comparative analysis

As per *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018):

To apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those previously included in a heritage register or overlay. Places identified to be of potential state significance should undergo analysis on a broader (statewide) comparative basis.

There are few residential precincts included in the Schedule to the Heritage Overlay of the City of Wyndham. One that does exist is the Carter Estate (HO21), directly to the south of the Beamish and Gibbons streets residential precinct. The Carter Estate, and the nearby Carter Avenue (HO136), were constructed from the early 1940s over a period of approximately ten years, for the Carter family, local poultry farmers. The cream brick veneer houses were built as accommodation for employees. They have a high degree of consistency in terms of materiality (cream brick with tiled roofs), roof forms (hipped), planning (double-fronted) and architectural character (a small number of designs were repeated).

In terms of its scale, formal consistency, period of construction and for having been delivered in a short period of time, the Carter Estate and Carter Avenue bear comparison with the estates delivered by the Housing Commission of Victoria in Werribee and Laverton from the early 1960s.

These qualities of consistency and coherence are a notable contrast to residential development elsewhere in Werribee and the City of Wyndham, including the areas to the south and north of Werribee town centre, which were developed from the early-1920s. In these areas – which include the Beamish and Gibbons streets residential precinct – development generally occurred incrementally over sustained periods and was led by owner-occupiers as opposed to a local industry or government housing agency. As a consequence, the age and profile of housing in these areas is conspicuously mixed, and notable examples of valued housing typologies are generally isolated and dispersed.

The Beamish and Gibbons streets residential precinct has a greater concentration of intact interwar buildings than the balance of the areas to the north and south of the town centres. It also includes buildings that precede the 1919/20 subdivisions, as well as buildings of the early post-World War II period. This latter phase of development includes modest weatherboard houses that were responsive to the prevailing character of the area, as well as cream brick veneer residences.

Collectively, the area is representative of patterns of residential development in Werribee since the early-1920s, patterns that are characterised by incremental development by private owners, as opposed to a concentrated phase of construction overseen by a housing provider or public agency.

Assessment Against Criteria

(Criteria adapted from *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018)

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

The Beamish and Gibbons streets residential precinct is of historical significance to the City of Wyndham for its association with an early phase in the expansion of Werribee and the municipality from the early twentieth century.

The area, which comprises 37 residential allotments formed by 1919-20, represents an early stage in a significant expansion of Werribee (and Wyndham's) population. The streets, close to the town centre, were part of an expansive area that was subdivided during this period. The precinct itself is distinguished by a relatively high percentage of buildings of the interwar era, as well as buildings introduced in the early-post-World War II period and the 1950s.

Development in the period following the Great War was stimulated by a range of factors including the break-up of the pastoral estates (notably the Chirnsides' large landholdings) and opportunities for employment created by the establishment of the Metropolitan Farm, the State Research Farm and Closer Settlement (notably in Werribee South).

The Beamish and Gibbons streets residential precinct provides insights into the demographic profile of the growing township; the role played by the State Savings Bank in providing access to credit and popular residential designs; and patterns of urban growth, notably the consolidation of the centre of Werribee township to the north and south of the railway station.

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

N/A

Criterion C

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

The Beamish and Gibbons streets precinct is of representative significance to the City of Wyndham for its collection of properties dating from the first half of the twentieth century. The precinct is notable for including a relatively high percentage of buildings of the interwar period, representing a diversity of popular styles of the period, many of them demonstrating a high level of integrity.

Buildings that are 'significant' to the precinct date to the core period of significance (c. 1910s to c. 1940) and demonstrate a high level of integrity to the extent of their streetscape presentation. This group includes weatherboard bungalows and rendered brick bungalows, with a variety of hipped and gabled roof forms clad with terracotta tiles or corrugated sheet metal. The majority are asymmetrically composed and distinguished by prominent projecting bays and verandahs.

Buildings of the early-post World War II era also contribute to the precinct's ability to demonstrate patterns of growth in Wyndham into the twentieth century. Buildings that are 'contributory' to the precinct include interwar residences that have been altered; buildings of the post-World War II period that are responsive to the prevailing character of the area; and housing typologies of the early post-war period, including Cream Brick Veneers.

*Place Citation**Criterion E**Importance in exhibiting particular aesthetic characteristics.*

The Beamish and Gibbons streets precinct is of aesthetic significance to the City of Wyndham. The streets include buildings of architectural merit in their own right, particularly those with high levels of integrity dating to the interwar period. These combine with the contributory buildings in the precinct to present streetscapes of considerable interest and diversity.

*Criterion F**Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G**Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.*

N/A.

*Criterion H**Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.*

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

6. Building towns, cities and the garden state

- 6.5 Living in country towns
- 6.7 Making homes for Victorians

Note

Aligns with Section 11, 'Building towns and cities' in the *Wyndham Thematic Environmental History* (September 2023), specifically 'Housing the population':

- Section 11.3.2, Later nineteenth century: 1880s-1920s
- Section 11.3.3, Interwar housing
- Section 11.3.4, Postwar housing

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Wyndham Planning Scheme.

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	Beamish and Gibbons streets residential precinct design guidelines
Aboriginal heritage place	-

Summary of gradings

Property	Grading
4 Beamish Street	Significant
5 Beamish Street	Contributory
6 Beamish Street	Significant
7 Beamish Street	Non-contributory
8-10 Beamish Street	Non-contributory
9 Beamish Street	Contributory
11 Beamish Street	Significant
12 Beamish Street	Non-contributory
13 Beamish Street	Significant
14 Beamish Street	Significant
15 Beamish Street	Significant
16 Beamish Street	Significant
17 Beamish Street	Contributory
18 Beamish Street	Significant
3 Gibbons Street	Contributory
4 Gibbons Street	Significant
5 Gibbons Street	Non-contributory

Place Citation

Property	Grading
6 Gibbons Street	Significant
7 Gibbons Street	Significant
8 Gibbons Street	Significant
9 Gibbons Street	Non-contributory
10 Gibbons Street	Significant
11 Gibbons Street	Significant
12 Gibbons Street	Non-contributory
13 Gibbons Street	Non-contributory
14 Gibbons Street	Significant
15 Gibbons Street	Non-contributory
16 Gibbons Street	Significant
17 Gibbons Street	Non-contributory
18 Gibbons Street	Significant
19 Gibbons Street	Contributory
20 Gibbons Street	Significant
21 Gibbons Street	Significant
22 Gibbons Street	Significant
23 Gibbons Street	Significant
24 Gibbons Street	Non-contributory
28 Gibbons Street	Significant

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- 1 Esther Murray 1974, *The Plains of Iramoo*, Henwood & Dancey, Geelong, 1974 p. 12; *Port Phillip Government Gazette*, 28 May 1850, p. 423.
- 2 Ken James and Lance Pritchard, *Werribee: The first 100 years*, 1985, Werribee District Historical Society, Werribee p. 24.
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- 8 'State Savings Bank of Victoria: New Branch at Werribee', *Werribee Shire Banner*, 8 September 1921, p. 3; 'Advertising', *Werribee Shire Banner*, 19 May 1927, p. 2; State Savings Bank of Victoria, *Types of Timber-Framed Dwelling Houses Available for Selection by Applicants Under the Provision of Housing and Reclamation Act 1920*, December 1929; Graeme Butler, *The Californian Bungalow in Australia*, Lothian Publishing Company Pty Ltd, Port Melbourne, 1992, p. 42.
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- 11 Werribee Historical Society website at <https://www.werribeehistory.org.au/historytopicsresearch> accessed on 15 March 2023
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- 15 'Fire in Werribee', *Werribee Shire Banner*, 27 February 1913, p. 2.
- 16 'Boring for Water in the Werribee District', *Werribee Shire Banner*, 21 September 1911, p. 2.
- 17 'Subdivisional Sale at Werribee', *Werribee Shire Banner*, 26 February 1920, p. 3.
- 18 'The Werribee Shire Banner', *Werribee Shire Banner*, 21 June 1923, p. 2.
- 19 'The Werribee Shire Banner', *Werribee Shire Banner*, 21 June 1923, p. 2.
- 20 'No Title', *Werribee Shire Banner*, 20 March 1924, p. 5; 'Werribee Shire Council', *Werribee Shire Banner*, 3 July 1924, p. 6; 'Advertising', *Werribee Shire Banner*, 22 October 1925, p. 2.
- 21 Certificate of Title, Cancelled Title, Vol. 2912 Fol. 260, Historical Search Statement, Landata, Victorian Land Registry Services; Certificate of Title, 4882 Fol. 283, Historical Search Statement, Landata, Victorian Land Registry Services; Certificate of Title, Vol. 4872 Fol. 202, Title Historical Search Statement, Landata, Victorian Land Registry Services; *Types of Timber-Framed Dwelling Houses Available for Selection by Applicants Under the Provision of Housing and Reclamation Act 1920*, December 1929; Graeme Butler, *The Californian Bungalow in Australia*, Lothian Publishing Company Pty Ltd, Port Melbourne, 1992, p. 42 .
- 22 State Savings Bank of Victoria, *Types of Timber-Framed Dwelling Houses Available for Selection by Applicants Under the Provision of Housing and Reclamation Act 1920*, December 1929; Graeme Butler, *The Californian Bungalow in Australia*, Lothian Publishing Company Pty Ltd, Port Melbourne, 1992, p. 42.

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- 25 Trevoew Craddock and Maurice Cavanough, *125 Years: The Story of the State Savings Bank of Victoria 1842-1966*, State Savings Bank of Victoria, 1 January 1967, p. 34.

BEAMISH AND GIBBONS STREETS PRECINCT

HERITAGE DESIGN GUIDELINES AND PERMIT EXEMPTIONS

City of Wyndham

21 August 2023

Prepared for

CITY OF WYNDHAM

Prepared by

LOVELL CHEN



Quality Assurance Register

The following quality assurance register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our quality management system.

Project no.	Issue no.	Description	Issue date	Approval
10055	1	Draft	16 June 2023	AM
10055	2	Amended draft	21 August 2023	AM

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INTRODUCTION

These heritage design guidelines and permit exemptions have been prepared for the Beamish and Gibbons streets precinct, Werribee. The precinct, which comprises 37 residential allotments formed by 1919-20, has been assessed as a place of local historical, representative and aesthetic significance to the City of Wyndham.

Beamish and Gibbons streets (the precinct) are located in an expansive area of multi-stylistic residential development to the south of Werribee town centre. In this context, and consistent with the subdivision sales of 1919/20, there is a high percentage of buildings of the interwar period within the precinct, demonstrating a range of popular styles of the era. The precinct also includes two buildings that precede the subdivision sales, and a small number of buildings of the early post-World War II period.

Collectively, the area is representative of patterns of residential development in Werribee since the 1910s, patterns that are characterised by incremental development by private owners, as opposed to a concentrated phase of construction overseen by a housing provider or public agency.

Buildings within the precinct are almost all single-storey and adopt a conventional orientation to the street. Additions (some of two levels) have, in the main, been introduced behind the original houses on the generally deep blocks – dimensions vary but are typically c. 40 metres deep by c. 15 metres wide. The depths of front setbacks also vary; they are typically between six and nine metres.

The heritage design guidelines have been prepared to guide development within the mapped extent of the heritage precinct to ensure that the identified heritage values of the place are conserved.

HERITAGE GUIDELINES

Demolition

Objectives

Encourage the retention of buildings that are significant or contributory to the precinct.

Guidelines

Discourage the demolition of buildings that are significant or contributory to the precinct.

Allow for partial demolition of significant or contributory buildings, limited to the rear only. The primary building volume should be retained as a three-dimensional form as perceived from the street, including the front elevation and the roof form.

Allow for the demolition of non-attached outbuildings and car ports.

Alterations and additions

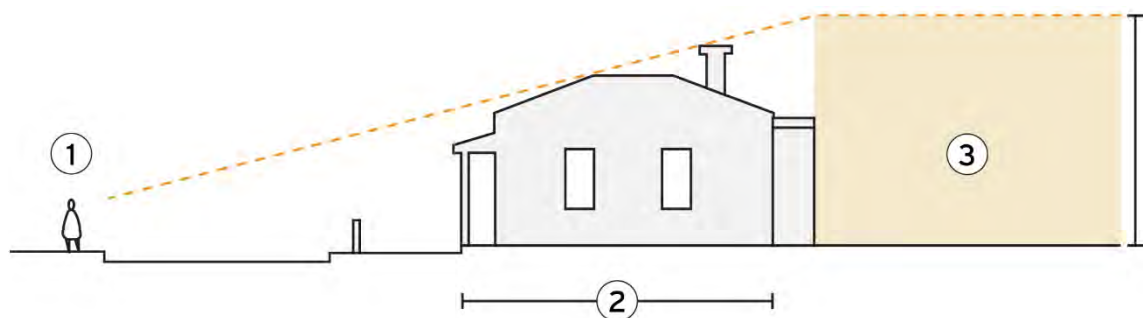
Objectives

To encourage alterations and additions that retain the streetscape presentation of buildings that are significant or contributory to the precinct.

To encourage alterations and additions to buildings that are concealed, as far as possible, in views to the principal elevation of the significant and contributory buildings from Beamish and Gibbons streets. As a general guide the addition should be screened in front-on views of the property from the opposite side of the street (see Figure 1).

Guidelines

Discourage alterations that would change the character, presentation and original features of buildings assessed as significant and contributory to the precinct, including rendering or overpainting of previously unpainted face brickwork.



KEY

- ① SIGHTLINE FROM 1.7 METRES (EYE LEVEL) ON OPPOSITE FOOTPATH
- ② RETAIN PRIMARY BUILDING VOLUME
- ③ ENVELOPE FOR ADDITION

Figure 1 Envelope for additions to the rear of significant and contributory buildings

Allow for sensitive alterations and additions to buildings that are significant or contributory to the precinct. These should be visually recessive, located to the rear of the primary building volume and meet the preferred setbacks and sightlines indicated at Figure 1.

Discourage additions to the rear of significant or contributory buildings where the mass and bulk would be visually dominant in views from the street.

Prohibit new permanent built form in front setbacks of significant and contributory buildings.

Allow for new (or replacement) car ports to the sides of significant and contributory buildings that are set back from the primary building line and below the eaves. Car ports should generally be open-sided (i.e. have a high degree of visual transparency).

Allow for new fences and gates where the style, details and materials are consistent with the prevailing street characteristics; do not conceal views of the significant or contributory building; are a maximum height of 1.5 metres; and have a high degree of transparency (unless there is evidence, documentary and/or physical, that the original fence was of masonry construction).

Infill development

Objectives

To encourage infill development that respects the heritage place through its setting, location, bulk, form, height, materials and appearance.

Guidelines

Infill development should respond to the scale, form, massing and materials of significant and contributory buildings within the precinct. This includes overall building heights and the pitch and form of roof areas (discussed below).

A single residence to the street frontage of each lot is preferred.

Infill development should address the street.

New built form should not project beyond the front setbacks of adjacent significant and contributory buildings. Likewise, new built form should not be markedly deeper into the lots than adjacent significant and contributory buildings. Where a new building is not adjacent to a significant or contributory building, the front setback should be approximately seven metres, consistent with the prevailing pattern in the precinct.

Infill development should be set back from side boundaries, to maintain an understanding of the precinct as place of detached residential properties.

The height of infill development should reflect the predominant height and proportions of adjacent significant and contributory buildings.

Infill development should be no higher than two levels, with the upper level being visually recessive.

In terms of architectural design, infill development should:

- adopt an understated interpretation of historic forms which are discernible as modern but without creating a strong visual contrast;
- incorporate details that complement the prevailing character of the area but do not seek to mimic or reproduce historic details;

- reference the prevailing pitch and profile of roof forms (flat roofs are generally not preferred) and
- compliment the general form and arrangement of window openings of adjacent significant and contributory buildings.

In terms of building materials, infill development should complement significant and contributory buildings within the precinct through the selection of similar materiality, textures and colours.

Subdivision

Objectives

Encourage an ability to read the early pattern of subdivision from the street.

Retain an appropriate setting for significant and contributory buildings.

Guidelines

Subdivision should only be considered at the rear of significant and contributory properties.

PERMIT EXEMPTIONS

This section of the incorporated plan (Heritage Design Guidelines) sets out permit exemptions from the provisions of the Heritage Overlay in accordance with VPP Clause 43.01-3. It applies only to the Beamish and Gibbons streets residential precinct, Werribee.

In accordance with Clause 43.01-3, no permit is required under the Heritage Overlay for works done in accordance with this section of the incorporated plan.

Demolition

Demolition of free-standing outbuildings, including a carport, garage, shed or similar structure which is detached from the significant or contributory building.

Domestic services normal to a dwelling, utility installations and rainwater tanks

The installation (and associated demolition) of the following domestic services normal to a dwelling if visible from a street (other than a lane) are permit exempt:

- air conditioners, cooling or heating systems and hot water services where the ancillaries and services are attached to the rear wall of the building, or within the rear setback;
- air conditioners, cooling or heating systems and hot water services where the ancillaries and services are attached to a side wall, or within a side setback, and the ancillaries and services are set back four metres or more from the buildings' primary elevation; and
- rainwater tanks where the tanks are located to the rear of the building.

Painting

External painting of previously painted surfaces.

Fences

Replacement of fences where the works involve timber paling fences to the street-facing boundary, with the replacement fence being of the same style, material and in the same location, and which does not exceed the height of the existing fence.

Repairs and routine maintenance

Repairs and routine maintenance work to significant and contributory buildings are permit exempt where the works are concealed in views from the public realm (i.e. to the rear elevations).

Outbuildings

Construction or extension of an outbuilding is permit exempt where the outbuilding is situated within the rear yard area; the outbuilding is not attached to the existing building; and the eave height of the outbuilding (from natural ground level) does not exceed the eave height of the significant and contributory buildings.

Pergolas, verandahs and decks

Construction or extension of an open-sided pergola, verandah or deck, including those attached to an existing building, are permit exempt where the pergola/verandah/deck is to the rear of an existing building; and where (from natural ground level) the top of the new structure does not exceed the eave height of the significant or contributory buildings.

WYNDHAM HERITAGE REVIEW, STAGE 2

RESIDENTIAL PLACES AND PRECINCTS:
DRAFT CITATIONS (WERRIBEE)

Contract No. N40030

June 2023

Prepared for

WYNDHAM CITY COUNCIL

Prepared by

LOVELL CHEN



Quality Assurance Register

The following quality assurance register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our quality management system.

Project no.	Issue no.	Description	Issue date	Approval
10055	1	Work-in-progress draft	1 May 2023	AM
10055	2	Work-in-progress draft	21 June 2023	AM

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Market Road 24
McDonald Street 23
Princes Highway 13
Princes Highway 23
Princes Highway 59
Purcell Court 1
Wedge Street 112
Werribee Street 117
Wyndham Street 8

Name		Site ID	
Address	13 Anderson Street, Werribee	Date of citation	21 August 2023
Place Type	Private residence	Survey Date	August 2022 and February 2023
Date of construction	Early 1950s		
Recommendation	Include in the Schedule to the HO	Level of significance	Local



Figure 1
North elevation



Figure 2
North and west
elevations



Figure 3
Aerial view, June 2023
(Nearmap.com)

Statement of Significance

What is significant?

No. 13 Anderson Street, Werribee (early 1950s) is a single-storey, detached cream brick veneer bungalow with Mid-Century Modern characteristics. Later additions are not of significance.

How is it significant?

The property is of local architectural (representative) significance (Criterion D).

Why is it significant?

The cream brick veneer bungalow at 13 Anderson Street, Werribee is of local significance as an example of Mid-Century Modern-infused residential design in Wyndham. It is one of relatively few properties demonstrating these influences and characteristics in the City. Distinguishing features include the broad gabled roof form, the stepped and recessed front and side bay and the full-height window wall to the west elevation.

History

Contextual history

No. 13 Anderson Street, Werribee is situated on the lands of the Bunurong peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Custodians have maintained a continuing connection to land, waters and culture within the City of Wyndham.

From the early twentieth century, and particularly from the 1920s, the Werribee township saw significant residential development. Crown allotments and larger estates to the north and south of the railway line – which were adjacent to the earliest town allotments in Werribee – were subdivided into suburban sized blocks and sold. This development was aided by the arrival of the State Savings Bank in Werribee, which provided affordable housing through long-term, low-interest loans. War service homes for ex-servicemen were also built in the Werribee area from the 1920s. There were also private subdivision sales and speculative housing developments in Werribee through the 1920s. This activity generally occurred to the periphery of the town centre.

Anderson Street was created in this period, as an extension to the existing Bridge Street. By the late 1930s, sections of the streets to south of the town centre were substantially developed with detached houses and bungalows. Development continued in this area in the post-war period, when significant growth in the population of Victoria led to increasing demand for new housing.

Subject site

No. 13 Anderson Street was originally part of Crown Allotment 11A Parish of Deutgam, Township of Werribee which was owned in 1883 by Francis Hussey, labourer. The land was subdivided in the 1940s. In 1949 the owners were Giovanni and Salvatrice Perillo; Giovanni was a boot shop proprietor.¹ An aerial photograph dated 1951 shows the site with a house under construction.² In 1982, the property was acquired by Paola Cipressi, marketing trainee, Roberto Cipressi, apprentice concreter and Renato Cipressi, apprentice electrician, all of 98 Watton Street.³ By that time the property included a brick garage.

A Council rate card of 1972 records that 13 Anderson Street had a Net Annual Value (NAV) of \$840. The NAV in 1996 was \$5,900.⁴

Description

No. 13 Anderson Street is a cream brick veneer bungalow that demonstrates Mid-Century Modern influences and characteristics. The stepped front (north) elevation, which responds to the dog-leg street arrangement, is recessed beneath the broad gabled roof. A terrazzo terrace, raised above the garden level, extends around the north and west elevations, enclosed by a decorative metal fence. The roof is supported by slender white painted cylindrical posts.

To the north elevation, the cream brickwork is punctuated by vertical painted timber panelling and tripartite casement windows. The west elevation, and return to the north, comprises a full height timber framed window wall (possibly Stegbar). This detail, the prominent roof form and the broad cream brick chimney rising above, emphasise verticality. Ornamentation throughout is limited.

The metal perimeter fence is likely a replacement, although the cream brick plinth may be original.

Comparative analysis

No. 13 Anderson Street, Werribee is a cream brick veneer bungalow of the early-1950s that demonstrates Mid-Century Modern influences. Based on work undertaken for the 'Residential Places and Precincts Heritage Study' (2022-23), there are relatively few buildings with comparable stylistic qualities in Wyndham. No. 1 Purcell Court,

Place Citation

Werribee bears comparison to extent of it being a post-World War II cream brick veneer that reaches beyond the norm in terms of architectural resolution and ambition.

No. 6 Wattamola Avenue, Werribee (HO101), while later and with a distinct architectural vocabulary, demonstrates similar sensibilities. The Wattamola Avenue property was designed by John Flynn (1938-89), a notable local architect who was prominent during the 1960s/70.⁵ Another Flynn-design property, 75 Princes Highway, Werribee (1968), is not included in the Schedule to the HO.

Assessment Against Criteria

(Criteria adapted from *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018)

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

N/A

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

N/A

Criterion C

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

The cream brick veneer bungalow at 13 Anderson Street, Werribee (early-1950s) is of local significance as an example of Mid-Century Modern-infused residential design in Werribee. It is one of relatively few properties demonstrating these influences in Werribee. Distinguishing features include the broad gabled roof form, the stepped and recessed front and side bay and the full-height window wall to the west elevation.

Criterion E

Importance in exhibiting particular aesthetic characteristics.

N/A

Criterion F

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

N/A

Criterion G

Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

N/A

*Place Citation**Criterion H*

Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

6. Building towns, cities and the garden state

- 6.5 Living in country towns
- 6.7 Making homes for Victorians

Note

Aligns with Section 11, 'Building towns and cities' in the *Wyndham Thematic Environmental History* (September 2023), specifically 'Housing the population':

- Section 11.3.4, Postwar housing

Recommendations

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	Yes (front fence)
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-

¹ Certificate of Title Volume 7227 Folio 261, Landata, Victorian Land Registry Services.

² Aerial photograph, 1951, Landata, Victorian Land Registry Services.

³ Certificate of Title Volume 7227 Folio 261, Landata, Victorian Land Registry Services.

⁴ Shire of Werribee, Rate card, 1972-1999, Public Records Office of Victoria

⁵ Built Heritage, Dictionary of Unsung Architects, entry for John Flynn, https://www.builtheritage.com.au/dua_flynn.html, accessed 16 June 2023.

Place Citation

Name		Site ID	
Address	15 Anderson Street, Werribee	Date of citation	21 August 2023
Place Type	Private residence	Survey Date	August 2022 and February 2023
Date of construction	1950s		
Recommendation	Include in the Schedule to the HO	Level of significance	Local



Figure 1
South (left) and east
elevations



Figure 2
East elevation

Place Citation



Figure 3
Aerial image, June 2023
(Nearmap.com)

Statement of Significance

What is significant?

No. 15 Anderson Street, Werribee is a single-storey, detached cream brick veneer residence of the 1950s. The house and front fence are of significance.

How is it significant?

The property is of local architectural (representative) significance (Criterion D).

Why is it significant?

No. 15 Anderson Street, Werribee is of local significance as a substantially intact (externally) example of a cream brick veneer bungalow of the 1950s. The triple-fronted residence, occupying a large corner allotment, incorporates prominent 'waterfall' features including two chimneys with double and single curved capping, as well as decorative metalwork details and a corner window with fine aluminium framing. The cream brick fence with integrated metal work is original.

History

Contextual history

No. 15 Anderson Street, Werribee is situated on the lands of the Bunurong peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Custodians have maintained a continuing connection to land, waters and culture within the City of Wyndham.

From the early twentieth century, and particularly from the 1920s, the Werribee township saw significant residential development. Crown allotments and larger estates to the north and south of the railway line – which were adjacent to the earliest town allotments in Werribee – were subdivided into suburban sized blocks and sold. This development was aided by the arrival of the State Savings Bank in Werribee, which provided affordable housing through long term, low interest loans. War service homes for ex-servicemen were also built in the Werribee area from the 1920s. There were also private subdivision sales and speculative housing developments in Werribee through the 1920s; this activity was centred around the outskirts of the town centre. Anderson Street was created in this period, as an extension to the existing Bridge Street.

By the late 1930s, sections of these areas were substantially developed with detached houses and bungalows. Development within these blocks continued in the post-war period with significant population growth in Victoria leading to increasing demand for housing.

Subject site

No. 15 Anderson Street was originally part of Crown Allotment 11A Parish of Deutgam, Township of Werribee which was owned in 1883 by Francis Hussey, labourer. The land was subdivided in the 1940s. In 1948 the site was owned by Jemima and John McPherson.¹ An aerial photograph dated 1951 shows the site as a vacant lot.²

In 1972 the owners of the brick veneer house were Ignazio and Lucia Amore when it had a Net Annual Value (NAV) of \$950. The rate card notes that the property included a brick garage with a date of 1957. The NAV in 1996 was \$6,750.³

Description

The house at 15 Anderson Street, Werribee, is set on a contextually large corner allotment. The triple fronted cream brick veneer bungalow incorporates strong post-war 'waterfall' features typical of the late 1950s. The property has a low hipped roof form with minor hips projecting to the front and rear. These roof forms are clad in dark brown tiles and have broad eaves.

A distinctive feature of the house are its two prominent chimneys with double and single curved 'waterfall' capping. The house has a small curved flat roofed canopy over the entrance supported by two small metal posts at the corner with scrolled metal detailing. This detailing continues on the metal mesh screen front doors, which include peacock motifs. Another distinguishing feature is the corner window with metal framing.

The house has a generous setback of approximately six metres from Anderson Street with open areas of grass and shrubbery along the perimeter and a concrete pedestrian path to the house. The front garden is bound by a cream brick fence curved at the corners with regular bays of piers and ornamental open trusses with scrolled metal detailing between. The metalwork that surmounts the cream brick fence is consistent with the detailing of the scrolled metal railing around the porch.

Comparative analysis

No. 15 Anderson Street presents as a cream brick veneer bungalow of a type that was built in significant numbers throughout Victoria, and Werribee, from the early-1950s. The property, occupying a large corner allotment, derives

Place Citation

distinction as a substantially intact (externally) example, including prominent chimneys with curved 'waterfall' capping, decorative metal details and a corner window with fine aluminium framing.

Post World War II housing that is included in the Schedule to the HO include the Carter Estate (HO21) and the nearby Carter Avenue (HO136), estates that were constructed from the early 1940s over a period of approximately ten years, for the Carter family, local poultry farmers. The houses were built as accommodation for employees. They have a high degree of consistency in terms of materiality (cream brick with tiled roofs), roof forms (hipped), planning (double-fronted) and architectural character (a small number of designs were repeated).

No 15 Anderson Street, which is contemporary with the Carter developments, exploits the opportunities presented by its corner siting and retains key planning and design devices that express its construction during the mid-1950s. Cream brick veneer residences in the local area that have similar levels of integrity to 15 Anderson Street, albeit with stylistic variations, include 2 Galvin Street, 26 Geelong Road and 8 Wyndham Street.

Assessment Against Criteria

(Criteria adapted from *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018)

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

N/A

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

N/A

Criterion C

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

No. 15 Anderson Street, Werribee is of local significance as substantially intact (externally) cream brick veneer bungalow of the 1950s. The triple-fronted residence, occupying a large corner allotment, incorporates prominent post-war 'waterfall' features including two chimneys with double and single curved capping, as well as decorative metalwork details and a corner window with fine aluminium framing. The cream brick fence with integrated metal work is original.

Criterion E

Importance in exhibiting particular aesthetic characteristics.

N/A

Criterion F

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

N/A

*Place Citation**Criterion G*

Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

N/A

Criterion H

Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

6. Building towns, cities and the garden state

- 6.5 Living in country towns
- 6.7 Making homes for Victorians

Note

Aligns with Section 11, 'Building towns and cities' in the *Wyndham Thematic Environmental History* (September 2023), specifically 'Housing the population':

- Section 11.3.4, Postwar housing

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of the Wyndham Planning Scheme.

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	Yes (front fence)
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-

¹ Certificate of Title Volume 1498 Folio 435, Landata, Victorian Land Registry Services.

² Aerial photograph, 1951, Landata, Victorian Land Registry Services.

3 Shire of Werribee, Rate card, 1972-1999

Name		Site ID	
Address	12 Bolwell Street, Werribee	Date of citation	21 August 2023
Place Type	Private residence	Survey date	August 2022 and February 2023
Date of construction	1923/24		
Recommendation	Include in the Schedule to the HO	Level of significance	Local



Figure 1
South elevation of 12
Bolwell Street



Figure 2
Aerial view, June 2023
(Nearmaps.com)

Statement of Significance

What is significant?

No. 12 Bolwell Street, Werribee (1923/24) is a double-fronted, single-storey weatherboard worker's cottage. Later additions at the rear are not of significance.

How is it significant?

The property is of local architectural (representative) significance (Criterion D).

Why is it significant?

The weatherboard workers cottage at 12 Bolwell Street, Werribee is of local significance as a representative and substantially intact example of a once common residential typology in Wyndham. As compared to surviving local equivalents, the subject property had a high level of integrity, including what is believed to be its original verandah and the pair of double-hung sash windows.

History

Contextual history

The property at 12 Bolwell Street, Werribee is situated on the lands of the Bunurong peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Custodians have maintained a continuing connection to land, waters and culture within the City of Wyndham.

From the early twentieth century, and particularly from the 1920s, the Werribee township saw significant residential development. Crown allotments and larger estates to the north and south of the railway line – which were adjacent to the earliest town allotments in Werribee – were subdivided into suburban sized blocks and sold.

This development was aided by the arrival of the State Savings Bank in Werribee, which provided affordable housing through long term, low interest loans. The larger Crown allotments between Wedge Street and Duncans Road were progressively subdivided into suburban streets through the early decades of the twentieth century, creating Francis, Bolwell, McDonald and Gibbons streets.

Bolwell Street was sparsely populated in 1917. The first wave of development, including the subject property (Figure 3), occurred following the subdivisions of 1919/20.¹

The street was named after farmer and building contractor John Bolwell. He was local representative of the Bendigo Building Society and an participant in the building boom in the mid-1920s.²



Figure 3 Aerial view, 1951 of Francis and Bolwell streets: no. 12 Bolwell Street is indicated
Source: Landata

Subject site

The landholding at 12 Bolwell Street, Werribee was originally part of Crown Allotment 13 in the Parish of Deutgam Township of Werribee. It was acquired by fencer James Hatherell, which presumably coincided with the construction of the weatherboard workers cottage;³ on 9 October 1923 a mortgage was obtained by a Mary Eliza Harper.

In 1926 the land was purchased by Bendigo Mutual Permanent Land and Building Society and sold on to Florence Ann Forsey. It subsequently changed hands in 1948 and 1958, when the property was purchased by Francesco Mandalfino.⁴ In 1962, it was leased to Giuseppe, Vito and Giovanni Amato, and purchased by Giovanni Amato four years later.

A rear addition was added in 1987, including a kitchen, laundry and bathroom. The outbuildings, a garage and shed, were also constructed at that time.⁵

Description

The house at 12 Bolwell Street, Werribee is a modest single-storey weatherboard cottage. Built in 1923/24, it is a late example of a type that was common throughout Victoria, and Wyndham, from the late-nineteenth century.

The cottage, which is broadly rectangular in plan, is double fronted with a transverse gable roof clad in corrugated sheet metal. The shallow verandah is adorned with decorative cast iron corner brackets and simple timber posts. The central entry is flanked to the east and west by a single double-hung sash window.

There are two face brick chimneys to the east of the house.

Comparative analysis

Small weatherboard cottages of a type similar to 12 Bolwell Street were built in considerable numbers throughout Victorian, and Wyndham, from the late nineteenth century. Today, relatively few survive. One comparable property that is included in the Schedule to the Heritage Overlay of the Wyndham Planning Scheme is at 725 Boundary Road, Truganina (HO11). It appears that the Boundary Road property has been modified through the replacement of the original double-hung sash windows.

Other comparators within Werribee include 111 Greaves Street (North) and 6a High Street, neither of which is included in the Schedule to the HO. The Greaves Street property has a similar level of integrity to 12 Bolwell Street, noting that the verandah appears to have been replaced, including the loss of any decorative cast iron. Alterations to the High Street property include the removal of the original chimney and the replacement (and apparent enlargement) of the window openings.

Assessment Against Criteria

(Criteria adapted from *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018)

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

N/A

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

N/A

Criterion C

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

The double-fronted weatherboard workers cottage at 12 Bolwell Street, Werribee (1923/24) is of local significance as a representative example of a once common residential typology in Wyndham. As compared to surviving local equivalents, the subject property had a high level of integrity, including what is believed to be its original verandah and the pair of double-hung sash windows.

Criterion E

Importance in exhibiting particular aesthetic characteristics.

N/A

Criterion F

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

N/A

*Place Citation**Criterion G*

Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

N/A

Criterion H

Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

6. Building towns, cities and the garden state

- 6.5 Living in country towns
- 6.7 Making homes for Victorians

Note

Aligns with Section 11, 'Building towns and cities' in the *Wyndham Thematic Environmental History* (September 2023), specifically 'Housing the population':

- Section 11.3.2, Later nineteenth century: 1880s-1920s
- Section 11.3.3, Interwar housing

Recommendations

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-

Place Citation

-
- 1 'Victoria: Ballan, Sunbury, Meredith & Melbourne', survey plan, Commonwealth Section Imperial General Staff, 1917, State Library of Victoria.
Melbourne imperial survey plan, 1933, State Library Victoria.
 - 2 Werribee Shire Banner, *John Herbert Bolwell*, 23 September 1926, p. 10, 23 May 2023 <<http://nla.gov.au/nla.news-article75074735>>.
 - 3 Certificate of Title, Vol. 4787 Fol. 957250, Title History Search Statement, Landata, Victorian Land Registry Services, accessed 23 May 2023.
Shire of Werribee Rate Book, North, South and Centre Ridings, rate nos 669-670, 1925-26, VPRS 2130/P0000, Public Record Office Victoria.
 - 4 Certificate of Title, Vol. 4787 Fol. 957250, Title History Search Statement, Landata, Victorian Land Registry Services, accessed 23 May 2023.
 - 5 Rate Card, 1996, Shire of Werribee, Vol. 4787 Fol. 250.

Name		Site ID	
Address	57 Cottrell Street, Werribee	Citation date	21 August 2023
Place Type	Private residence (former), now occupied by social services provider	Survey Date	August 2022 and February 2023
Date of construction	c. 1897		
Recommendation	Include in the Schedule to the HO	Level of significance	Local



Figure 1
North elevation,
fronting Cottrell Street



Figure 2
Front garden

Place Citation



Figure 3
View of the rear of 57
Cottrell Street



Figure 4
Aerial view, June 2023
(Nearmap.com)

Statement of Significance

What is significant?

No. 57 Cottrell Street, Werribee (c. 1897) is a double-fronted, weatherboard bungalow of the late-Victorian period. Outbuildings and additions to the rear are not of significance.

How is it significant?

The property is of local aesthetic significance (criterion E).

*Place Citation**Why is it significant?*

No. 57 Cottrell Street, Werribee is of aesthetic significance at the local level as a fine and substantially intact late-Victorian residence. The symmetrically composed double-fronted property has slate roof areas and original timber details to the north (front) elevation. Built form of this era is relatively unusual in the local context, generally pre-dating the major phase of development in Werribee from the 1910s/20s.

History*Contextual history*

No. 57 Cottrell Street, Werribee is situated on the lands of the Bunurong peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Wyndham.

From the early twentieth century, and particularly from the 1920s, the Werribee township saw significant residential development. Crown allotments and larger estates to the north and south of the railway line – which were adjacent to the earliest town allotments in Werribee – were subdivided into suburban sized blocks and sold. This development was aided by the arrival of the State Savings Bank in Werribee, which provided affordable housing through long term, low interest loans. War service homes for ex-servicemen were also built in the Werribee area from the 1920s.

There were also private subdivision sales and speculative housing developments in Werribee through the 1920s, generally to the periphery of the town centre.

Subject site

The site of 57 Cottrell Street was part of Crown Allotment 1 Section 4B Parish of Mambourin. Cottrell Street itself was formed in the plan of subdivision for Werribee of 1857, when the township was anticipated to be centred on the bend in the river. As per the 1857 plan, Cottrell Street formed the north boundary of the grid to the north side of the river. It was later extended to the east.

In 1897 the land at No. 57 Cottrell Street was purchased by Thomas Hastie, who was Werribee Estate station manager for Captain Chirnside for ten years until his retirement from the position in August 1897.¹ Hastie also took an active part in the Werribee Park Estate's subdivision and Closer Settlement, being a member of the Victorian Settlement Board and the Lands Purchase and Management Board, who under the provisions of the *Closer Settlement Act 1904* could purchase large private estates such as the Chirnside Estate on behalf of the Victorian Government and subdivide them to sell the land to farmers of limited means.² Hastie was noted for the role he played in disposing of the portion of the Chirnside Estate to the Metropolitan Board of Works for the establishment of the Werribee Sewerage Farm.³ It is assumed that the building was constructed soon after Hastie's purchase of the allotment from c. 1897.

In 1922 John Francis Kelly, an engine driver purchased the property,⁴ and in 1947 it was acquired by Anna Beasley, later Anna Courtney,⁵ who retained it until 1984, when it was purchased by Phillip and Kerry Mynott. The NAV in 1972 was \$428; by 1996 it was \$3,650.⁶

In 2022, the property was sold and adapted for use by Comfort Care and Community Services.

Description

The house at 57 Cottrell Street is a late-Victorian weatherboard bungalow. The double-fronted residence is symmetrically composed, with a hipped roof clad in slate. There are part-rendered brick chimneys at either end of the ridge. At the rear, there are two bays and a central valley.

Place Citation

The north elevation is clad in incised weatherboards, to simulate blocks of stonework. There are weatherboards to the side elevations. A verandah extends across the north of the residence, carried on decorative turned timber posts with a finely detailed metal frieze.

The window casements either side of the entry comprise double-hung sashes flanked by fixed lights. A light also extends across the elaborately detailed doorway.

Comparative analysis

No. 57 Cottrell Street is a weatherboard residence of the late-Victorian period. Based on work undertaken for the 'Residential Buildings and Precincts' Heritage Study, it is considered that the property, which distinguished by a slate roof with fine details to the front windows and central doorway, is of a type that is relatively unusual in Werribee, pre-dating the major phases of development from the early twentieth century. No. 24 Bullan Road (HO7) and 90 Cottrell Street (HO23) are comparable examples of Victorian-era residences.

Assessment Against Criteria

(Criteria adapted from *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018)

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

N/A

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

N/A

Criterion C

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E

Importance in exhibiting particular aesthetic characteristics.

No. 57 Cottrell Street, Werribee is of aesthetic significance at the local level as a fine and substantially intact late-Victorian residence. The symmetrically composed double-fronted property has slate roof areas and original timber details to the north (front) elevation. Built form of this era is relatively unusual in the local context, generally pre-dating the major phase of development in Werribee from the 1910s/20s.

Criterion F

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

N/A

*Place Citation**Criterion G*

Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

N/A

Criterion H

Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

6. Building towns, cities and the garden state

- 6.5 Living in country towns
- 6.7 Making homes for Victorians

Note

Aligns with Section 11, 'Building towns and cities' in the *Wyndham Thematic Environmental History* (September 2023), specifically 'Housing the population':

- Section 11.3.2, Later nineteenth century: 1880s-1920s

Recommendations

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	Yes
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-

¹ 'Farwell Banquet to Mr Thomas Hastie', *The Bacchus Marsh Express*, 14 August 1897, p. 1.

² 'Farwell Banquet to Mr Thomas Hastie', *The Bacchus Marsh Express*, 14 August 1897, p. 1; 'Werribee Items', *Bacchus Marsh Express*, 15 May 1897, p. 3; 'Closer Settlement', *The Age*, 12 February 1910, p. 11.

Place Citation

-
- 3 'Obituary', *Shepparton Advertiser*, 11 February 1932, p. 5.
 - 4 Certificate of Title, Vol. 2654 Fol. 679, Cancelled Title, Historical Search Statement, Landata, Victorian Land Registry Services.
 - 5 Certificate of Title Volume 2654 Folio 679, Landata
 - 6 Shire of Werribee, Rate Cards 1972-1999, Public Records Office of Victoria, VPRS 17297

Name		Site ID	
Address	80 Duncans Road, Werribee	Citation Date	21 August 2023
Place Type	Private residence	Survey Date	August 2022 and February 2023
Date of construction	c. 1910s		
Recommendation	Include in the Schedule to the HO	Level of significance	Local



Figure 1
South elevation
(Duncans Road)



Figure 2
Aerial image, June 2023
(Nearmap.com)

Statement of Significance

What is significant?

No. 80 Duncans Road, Werribee (1910s) is a weatherboard bungalow of the Federation period.

How is it significant?

The property is of architectural significance to the City of Wyndham (Criterion E).

Why is it significant?

No. 80 Duncans Road, Werribee is a picturesque and unusual example of a weatherboard bungalow of the Federation period. Distinguishing features include the complex roof form, with a steep sloped gable and three projecting gables; the skillion return verandah that intersects with the corner gable; and three tall red brick and roughcast rendered chimneys. There are relatively few buildings in Werribee of this era that adopt such a mixture of eclectic references.

History

Contextual history

Duncans Road, Werribee is situated on the lands of the Bunurong peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Wyndham.

From the early twentieth century, and particularly from the 1920s, the Werribee township saw significant residential development. Crown allotments and larger estates to the north and south of the railway line – which were adjacent to the earliest town allotments in Werribee – were subdivided into suburban sized blocks and sold. This development was aided by the arrival of the State Savings Bank in Werribee, which provided affordable housing through long term, low interest loans. War service homes for ex-servicemen were also built in the Werribee area from the 1920s.

There were also private subdivision sales and speculative housing developments in Werribee through the 1920s; this activity was centred around the outskirts of the town centre, including to the east near the railway line and to the south near Duncans Road.

Subject site

The land at 80 Duncans Road, Werribee was originally part of the subdivision of Crown Allotment 18A Section E in the Parish of Deutgam County of Bourke Township of Werribee.

An Imperial Survey Plan of Sunbury Ballan, Meredith & Melbourne indicates that by 1917 six houses had been constructed on the north side of Duncans Road between Synnot and Edwards streets, one of which is in the approximate location of 80 Duncans Road. Given this location, and the architectural character of the house, it is possible that it was constructed in the c. 1910s following subdivisions of the Chirnside Estate in response to the *Closer Settlement Act 1904*.

In 1943 Elsie Gange, widow of Werribee South was the owner of the property and seven years later Thomas Gard, grazier of Millicent, South Australia became the owner of the site.¹ The land was further subdivided in c. 1967 and in that year Patricia and Robert Gard (grazier) were registered as owners.²

In 1972 the site was owned by Patricia and Robert Gard with a Net Annual Value (NAV) of \$392.³ In 1975 the property was owned by Gordon William Graham, farmer, until 1984 when the joint owners were Ralph Wallace Graham, poultry farmer and Isobel Marjorie Graham, home duties. In 1998 the joint proprietors were John and Melinda

Place Citation

Graham.⁴ The house was reblocked in 1981. A double steel garage was added at the rear (no date). By 1996 it had a NAV of \$4,750.⁵

Description

The house at 80 Duncans Road, Werribee is a Federation style weatherboard dwelling with a complex roof form consisting of a steep sloped gable and three projecting gables to the front and side. A skillion return verandah intersects with the corner gable and is supported by turned timber posts. These roof forms are clad in corrugated sheet metal with ridge cresting and finials. Half-timbered gables with roughcast infill are notable features of the design. A tripartite bay window projects from the corner of the building. The house has three tall red brick and roughcast rendered chimneys.

The house has a significant setback from the street and no longer has a front fence.

Comparative analysis

No. 80 Duncans Road, Werribee is a picturesque and unusual example of a weatherboard bungalow of the Federation period. There are relatively few buildings in Werribee of this era that adopt such a mixture of eclectic references. One example is 'Rockleigh' at 111 Werribee Street North (HO118), whose street-facing elevation is distinguished by a shallow full-width verandah extending between a circular bay to the south and a splayed gable end to the north. Both 80 Duncans Road and 111 Werribee Street North demonstrate comparable levels of integrity, noting that the chimney(s) to 111 Werribee Street North have been removed.



Figure 3 'Rockleigh' at 111 Werribee Street North (HO118)

Assessment Against Criteria

(Criteria adapted from *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018)

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

N/A

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

N/A

Criterion C

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

N/A

Criterion E

Importance in exhibiting particular aesthetic characteristics.

No. 80 Duncans Road, Werribee is a picturesque and unusual example of a weatherboard bungalow of the Federation period (c. 1910s). Distinguishing features include the complex roof form, with a steep sloped gable and three projecting gables; the skillion return verandah that intersects with the corner gable; and three tall red brick and roughcast rendered chimneys. There are relatively few buildings in Werribee of this era that adopt such a mixture of eclectic references.

Criterion F

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

N/A

Criterion G

Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

N/A

Criterion H

Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

6. Building towns, cities and the garden state

- 6.5 Living in country towns
- 6.7 Making homes for Victorians

Note

Aligns with Section 11, 'Building towns and cities' in the *Wyndham Thematic Environmental History* (September 2023), specifically 'Housing the population':

- Section 11.3.2, Later nineteenth century: 1880s-1920s
- Section 11.3.3, Interwar housing

Recommendations

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-

¹ Certificate of Title Volume 6644 Folio 689, Landata.

² Certificate of Title Volume 8689 Folio 532, Landata.

³ Shire of Werribee, Rate Cards 1972-1999, Public Records Office of Victoria, VPRS 17297.

⁴ Certificate of Title Volume 8689 Folio 532, Landata.

⁵ Shire of Werribee, Rate Cards 1972-1999, Public Records Office of Victoria, VPRS 17297.

Name		Site ID	
Address	1 Francis Street, Werribee	Citation Date	21 August 2023
Place Type	Private residence	Survey Date	August 2022 and February 2023
Date of construction	c. 1928		
Recommendation	Include in the Schedule to the HO	Level of significance	Local



Figure 1
North (right) and east
elevations



Figure 2
East elevation
(Anderson Street)

Place Citation



Figure 3
East elevation (Francis Street)



Figure 4
Aerial image, June 2023
(Nearmap.com)

Statement of Significance

What is significant?

No. 1 Francis Street, Werribee (c. 1928) is a well-proportioned and finely detailed interwar weatherboard bungalow. The house and front fence are of significance

How is it significant?

The property is of local representative significance (Criterion D).

*Place Citation**Why is it significant?*

No. 1 Francis Street, Werribee is an elaborate and substantially intact example of an interwar weatherboard bungalow. The house, prominent in its corner location, boasts a mixed material palette and a picturesque combination of elements and styles, including revivalist references. Distinguishing elements include the cross ridged gable roof with projecting gable fronts addressing Francis and Anderson streets, and the skillion return verandah that wraps around the house, supported by paired Doric columns resting on wide rendered brick piers.

History*Contextual history*

No. 1 Francis Street, Werribee is located on the lands of the Bunurong peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Custodians have maintained a continuing connection to land, waters and culture within the City of Wyndham.

From the early twentieth century, and particularly from the 1920s, the Werribee township saw significant residential development. Crown allotments and larger estates to the north and south of the railway line – which were adjacent to the earliest town allotments in Werribee – were subdivided into suburban sized blocks and sold.

This development was aided by the arrival of the State Savings Bank in Werribee, which provided affordable housing through long term, low interest loans. War service homes for ex-servicemen were also built in the Werribee area from the 1920s. There were also private subdivision sales and speculative housing developments in Werribee through the 1920s. This activity was centred around the outskirts of the town centre, including to the east near the railway line and to the south near Duncans Road.

The larger crown allotments between Wedge Street and Duncans Road were progressively subdivided into suburban streets through the early decades of the twentieth century, creating Francis, Bolwell, McDonald and Gibbons Streets.

Subject site

The site at 1 Francis Street, Werribee was originally part of a 1921 subdivision of Crown Allotment 12 (and parts of Crown Allotments 19, 20 and 21) in the Parish of Deutgam Township of Werribee. The house was built c. 1928.

In the 1926-27 Shire of Werribee Valuation and Rate Book, Rupert Womersley was listed as the owner of the property, with a Net Annual Value (NAV) of £3.¹ In the 1928-29 rate book 'Rupert Womersley of Metro Farm' was listed as the owner with Mr Lusby as the occupying tenant and the NAV had increased to £35, indicating that the house was constructed at this time.² In the 1929-30 rate book, Womersley was still listed as the owner, with Lusby crossed out as occupying tenant. The NAV remained £35.³

The residence appears to have remained in Womersley family ownership until at least the 1970s. In the 1930 edition of the Sands and McDougall Directory, a Walter R Womersley was listed as living in Werribee (no address is provided).⁴ He was not listed in the 1940 edition although Charles E Womersley was.⁵ According to the rate card of 1972, the 'weatherboard house with a terracotta roof and a weatherboard garage' was owned by Emily Womersley with a NAV of \$480. By 1996 the NAV was \$4,750.⁶

Description

The prominent corner-sited weatherboard bungalow at 1 Francis Street is distinguished by a cross ridged gable roof with projecting gable fronts addressing Francis and Anderson streets. These roof areas are clad in terracotta tile. The house boasts a mixed material palette and a picturesque combination of elements and styles, including revivalist references – notably in the grouped Doric columns to the verandah.

Place Citation

There is a red brick chimney to the west side of the property with roughcast render capping, and the gable ends have decorative infill composed of panelling and timber battening with wide eaves supported by timber brackets. A significant feature is the skillion return verandah that wraps around the house, supported by paired Doric columns resting on wide rendered brick piers. The porch is bound by a metre-high balustrade with roughcast render infill.

The north facing gable has a bay window sheltered by a window hood with a boxed gutter and exposed rafters matching the verandah. The tripartite windows on all three facades have a curved detail on the central panel with vibrant green stained-glass detailing. A small circular window is situated on the west façade with leadlight detailing and a swan motif in the centre.

The property is bound by cement render piers distanced 3.5 metres apart with a low rough cast rendered balustrade in-between, consistent with the design of the house. The front gate is situated at the corner of the property with decorative cast iron detailing.

As the house presents to the street, the early features of the house remain intact.

Comparative analysis

No. 1 Francis, Werribee is an interwar weatherboard bungalow, a typology that was delivered in substantial numbers throughout Victoria and Wyndham in the 1920s-30s. The subject property is a particularly elaborate and picturesque example in the Wyndham context, commanding its corner site. It is also substantially intact as designed, including its verandah and boundary treatment. Examples of interwar weatherboard bungalows in the area with comparable levels of intactness and design resolution include 11 Gibbons Street and 4 Beamish Street.

No. 1 Francis, Werribee is also one of a group of properties in the area that command their corner sites (presenting to twin frontages). Others include 36 Wedge Street (HO117), a transitional brick bungalow built c. 1939, and 15 Anderson Street, a Cream Brick Veneer of the 1950s.

Assessment Against Criteria

(Criteria adapted from *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018)

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

N/A

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

N/A

Criterion C

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

No. 1 Francis Street, Werribee (c. 1928) is an elaborate and substantially intact example of an interwar weatherboard bungalow. The house, prominent in its corner location, boasts a mixed material palette and a picturesque combination of elements and styles, including revivalist references. Distinguishing elements include the cross ridged gable roof with projecting gable fronts addressing Francis and Anderson streets, and the skillion return verandah that wraps around the house, supported by paired Doric columns resting on wide rendered brick piers.

Criterion E

Importance in exhibiting particular aesthetic characteristics.

N/A

Criterion F

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

N/A

Criterion G

Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

N/A

Criterion H

Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

6. Building towns, cities and the garden state

- 6.5 Living in country towns
- 6.7 Making homes for Victorians

Note

Aligns with Section 11, 'Building towns and cities' in the *Wyndham Thematic Environmental History* (September 2023), specifically 'Housing the population':

- Section 11.3.2, Later nineteenth century: 1880s-1920s
- Section 11.3.3, Interwar housing

Recommendations

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	Yes (front fence)
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-

-
- 1 Shire of Werribee, *Valuation and Rate Book*, 1926-27, North, south and centre ridings, p. 44, Public Records Office of Victoria VPRS 2130
 - 2 Shire of Werribee, *Valuation and Rate Book*, 1928-29, North, south and centre ridings, p. 25, Public Records Office of Victoria VPRS 2130
 - 3 Shire of Werribee, *Valuation and Rate Book*, 1929-30, North, south and centre ridings, p. 25, Public Records Office of Victoria VPRS 2130
 - 4 Sands and McDougall, *Directory of Victoria*, 1930, p. 1063.
 - 5 Sands and McDougall, *Directory of Victoria*, 1940, p. 1166.
 - 6 Shire of Werribee, *Rate Cards 1972-1994*, Public Records Office of Victoria, VPRS 17297

Place Citation

Name		Site ID	
Address	2 Galvin Road, Werribee	Citation Date	21 August 2023
Place Type	Private residence	Survey Date	August 2022 and February 2023
Date of construction	Early to mid-1950s		
Recommendation	Include in the Schedule to the HO	Level of significance	Local



Figure 1
Front elevation



Figure 2
View looking south-east
from Galvin Road



Figure 3
Aerial view, June 2023
(Source: Nearmap.com)

Statement of Significance

What is significant?

The residence at 2 Galvin Road, Werribee (early to mid-1950s) is a triple fronted cream brick veneer bungalow. The house itself, and the front fence, are of significance. Additions and the car port are not significant.

How is it significant?

The property is of local architectural (representative) significance (Criterion D).

Why is it significant?

No. 2 Galvin Road is of local significance as a representative example of a cream brick veneer bungalow of the 1950s. The house demonstrates key features of the style, including its triple-fronted presentation, 'waterfall style' roof and the curved feature window with intact steel framing to the projecting bay. It has a high level of integrity as completed in the early-mid 1950s.

History

Contextual history

No. 2 Galvin Road, Werribee is situated on the lands of the Wadawarrung peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Wyndham.

From the early twentieth century, and particularly from the 1920s, the Werribee township saw significant residential development. Crown allotments and larger estates to the north and south of the railway line – which were adjacent to the earliest town allotments in Werribee – were subdivided into suburban sized blocks and sold. The significant growth in population in Melbourne following the Second World War led to increasing demand for new housing. Extensive areas within the former Shire of Werribee were developed for housing in the post-war period.

Subject site

The site at 2 Galvin Road was part of a 1953 subdivision of Crown Allotment 21 A Parish of Mambourin, County of Grant.¹ The property was built in the early-mid 1950s.

In 1972 it was owned by Angelo Boscolo with a Net Annual Value (NAV) of \$680. By 1999 the NAV was \$3,750.²

Description

The house at 2 Galvin Road, Werribee, is a triple fronted mid-1950s ‘waterfall style’ building. It is set at an angle to Galvin Street. The building has a hip and valley roof clad in Marseilles tiles with boxed eaves. It is clad in cream brick veneer with contrasting manganese brick sills. The projecting bay to the west is distinguished by a curved feature window with intact steel framing. There is curved canopy protruding slightly under the eaves over the entrance, and there is a small, corbelled cream brick chimney with a metal chimney pot to the west of the plan.

The front yard consists of a concrete driveway, lawn and concrete pavers leading to the house, and there is a cream brick garage (date not established) to the west. The low cream brick fence and decorative metal gate to the north property boundary may be original. There is evidence of damage to the fence.

Overall, as the house presents to Galvin Road with a high degree of integrity to its 1950s condition.

Comparative analysis

No. 2 Galvin Road, Werribee is a cream brick veneer bungalow of a type that was built in considerable numbers throughout Victoria, and Wyndham, from the early 1950s. The house itself demonstrates key features of the style, including its triple-fronted presentation, ‘waterfall style’ roof and the curved feature window with intact steel framing to the projecting bay. The house, which is unusual in its orientation to the street, is generally intact as completed in the early-mid 1950s. Other cream brick veneer residences in Werribee with comparable levels of integrity, and with a similar capacity to demonstrate distinguishing elements of the style, include 15 Anderson Street, 8 Wyndham Street and 1 Purcell Court (this being a slightly later example).

Assessment Against Criteria

(Criteria endorsed by the Heritage Council on 6 December 2012 (Reviewed and updated 4 April 2019))

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

N/A

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

N/A

Criterion C

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

No. 2 Galvin Road is of local significance as a representative example of a cream brick veneer bungalow of the 1950s. The house demonstrates key features of the style, including its triple-fronted presentation, 'waterfall style' roof and the curved feature window with intact steel framing to the projecting bay. It has a high level of integrity as completed in the early-mid 1950s.

Criterion E

Importance in exhibiting particular aesthetic characteristics.

N/A

Criterion F

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

N/A

Criterion G

Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

N/A

Criterion H

Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

6. Building towns, cities and the garden state

- 6.5 Living in country towns
- 6.7 Making homes for Victorians

Note

Aligns with Section 11, 'Building towns and cities' in the *Wyndham Thematic Environmental History* (September 2023), specifically 'Housing the population':

- Section 11.3.3, Interwar housing
- Section 11.3.4, Postwar housing

Recommendations

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	Yes (front fence)
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-

¹ Plan of Subdivision of part of Crown Allotment 21A, Parish of Mambourin, County of Grant, Landata

² Shire of Werribee, Rate Cards 1972-1999, Public Records Office of Victoria, VPRS 17297

Place Citation

Name		Site ID	
Address	26 Geelong Road, Werribee	Citation Date	21 August 2023
Place Type	Private residence	Survey Date	August 2022
Date of construction	Early to mid-1950s		
Recommendation	Include in the schedule to the HO	Level of significance	Local



Figure 1
East (right) and south (left) elevations as they present to Geelong Road and Anne Street, respectively



Figure 2
Front (east) elevation



Figure 3
Aerial view June
2023 (Nearmap.com)

Statement of Significance

What is significant?

The residence at 26 Geelong Road, Werribee is a well-proportioned triple fronted cream brick veneer bungalow of the early to mid-1950s. Significant elements are the house itself and the brick fence.

How is it significant?

The property is of local architectural (representative) significance (Criterion D).

Why is it significant?

No. 26 Geelong Road is of local significance as a representative example of a cream brick veneer bungalow of the 1950s. The triple-fronted, corner-sited property has a high level of integrity to its original construction. The simple and restrained composition includes a pitched roof with shallow hips projecting to the front, corner-mounted timber framed fenestration and a broad rectangular chimney forming a prominent feature at the south of the plan.

History

Contextual history

Geelong Road, Werribee is situated on the lands of the Wadawurrung peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Wyndham.

To the periphery of Werribee township, subdivision of arable land for residential development began to occur from the early-mid 1950s. The triangular area bounded by Geelong Road, Anne Street and Galvin Road was formed by a 1952 subdivision (Figure 4).¹

Following the end of World War II, materials that had previously been in short supply and restricted were now readily available for housing construction. Publications such as the Sun Herald's *Your House and How to Build It* were also providing catalogues and design and construction guides that were immensely popular during the housing boom in the mid-to late 1950s in the Werribee township.² The Geelong Road, Anne Street and Galvin Road subdivision had been substantially developed by the mid-1960s.

Subject site

The land at 26 Geelong Road, Werribee was originally part of Lot 13 on a 1953 plan of subdivision for part of Crown Allotment 21A, Parish of Mambourin, County of Grant.³ Following this subdivision, the land was purchased by Robert Walter Dixon, a carpenter of Ballan Road, Werribee.⁴ It is believed, based on aerial photography, that it was built for (or possibly by) Robert Dixon in the mid-1950s, shortly after he purchased the allotment. Four years later it was acquired by Ian Stanley Dixon, also a carpenter of Ballan Road, Werribee (presumably a relative).⁵

In 1988, a garage was added to the property.⁶ Ian Dixon owned the property until 2014 when it was acquired by Felice Guzzardi and Anita Christina Guzzardi, of 2 Anne Street, Werribee.⁷

Description

The house at 26 Geelong Road, Werribee, occupies a large corner allotment. The triple-fronted cream brick veneer bungalow is largely intact as built in the mid-1950s. The design is simple and restrained. It includes a pitched roof with shallow hips projecting to the front and side clad in terracotta tile. The south elevation features a timber framed window mounted in the corner and a mesh wire front door. A small flat-roofed verandah extends over the front porch supported by a decorative metal post. Details and windowsills are in red brick. A broad rectangular chimney, to the south of the plan, is a prominent feature. Flanking the front entrance is tall flagpole (date not established).

No. 26 Geelong Road has a high level of integrity as built, including the original cream brick fence and metal gate.

Comparative analysis

No. 26 Geelong Road, Werribee is a multi-fronted cream brick veneer residence of a type that was common throughout Victoria, and Wyndham, in the post-World War II period. The property, which occupies a large corner allotment, derives distinction as a substantially intact (externally) example.

Post-World War II housing that is included in the Schedule to the HO include the Carter Estate (HO21) and the nearby Carter Avenue (HO136), estates that were constructed from the early 1940s over a period of approximately ten years, for the Carter family, local poultry farmers. The houses were built as accommodation for employees. They have a high degree of consistency in terms of materiality (cream brick with tiled roofs), roof forms (hipped), planning (double-fronted) and architectural character (a small number of designs were repeated).

Place Citation

No. 26 Geelong Road, which is contemporary with the Carter developments, exploits the opportunities presented by its corner siting and retains key planning and design devices that express its construction during the mid-1950s.

Cream brick veneer residences in the local area that have similar levels of integrity to 26 Geelong Road, albeit with stylistic variations, include 15 Anderson Street, 8 Wyndham Street and 2 Galvin Road.

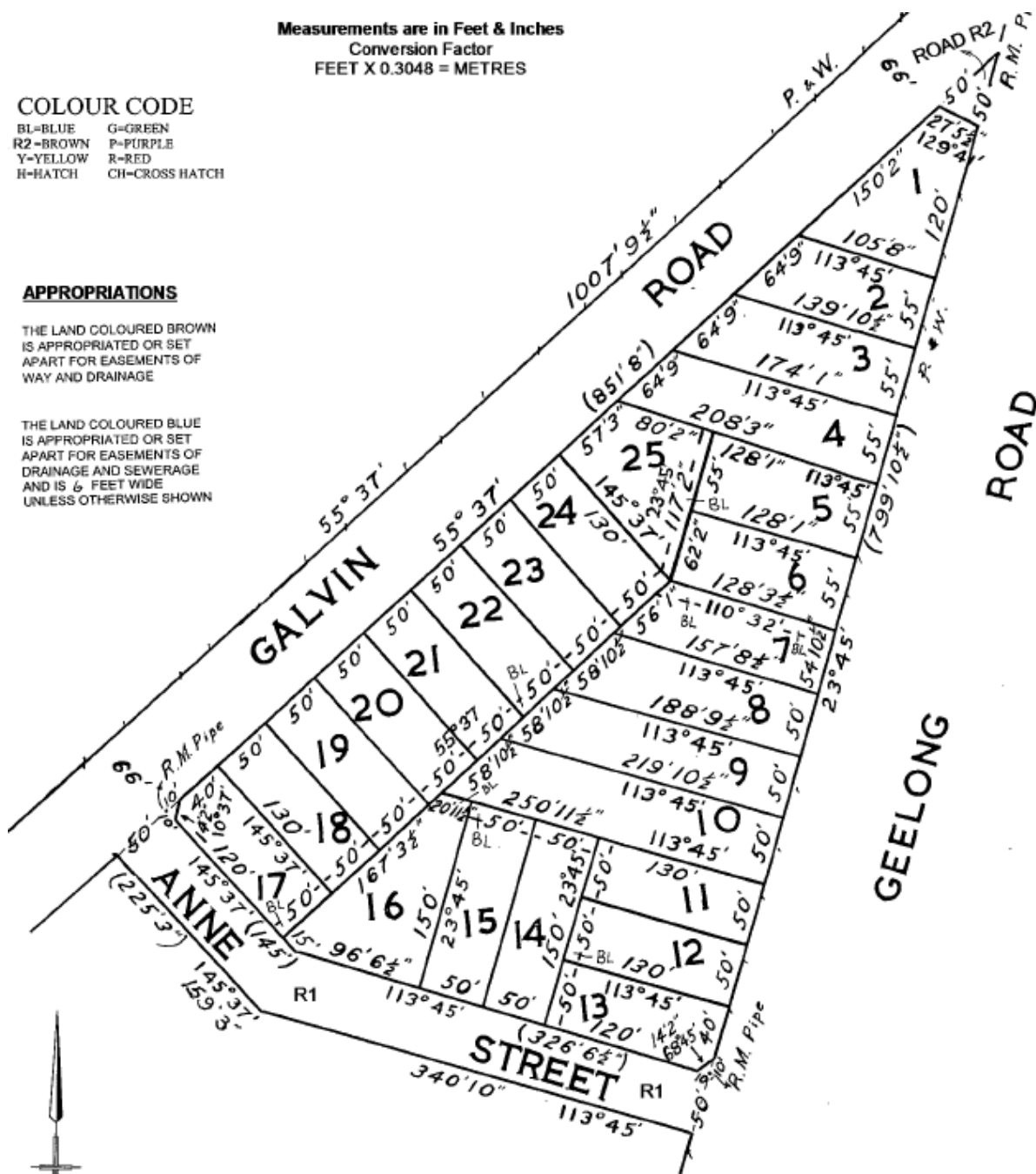


Figure 4 Plan of subdivision, LP25890, 1953
Source: Landata

Assessment Against Criteria

(Criteria adapted from *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018)

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

N/A

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

N/A

Criterion C

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

No. 26 Geelong Road is of local significance as a representative example of a cream brick veneer bungalow of the 1950s. The triple-fronted, corner-sited property is largely intact as built. The simple and restrained composition includes a pitched roof with shallow hips projecting to the front, corner-mounted timber framed fenestration and a broad rectangular chimney forming a prominent feature at the south of the plan.

Criterion E

Importance in exhibiting particular aesthetic characteristics.

N/A

Criterion F

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

N/A

Criterion G

Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

N/A

Criterion H

Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

6. Building towns, cities and the garden state

- 6.5 Living in country towns
- 6.7 Making homes for Victorians

Note

Aligns with Section 11, 'Building towns and cities' in the *Wyndham Thematic Environmental History* (September 2023), specifically 'Housing the population':

- Section 11.3.3, Interwar housing
- Section 11.3.4, Postwar housing

Recommendations

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	Yes (front fence)
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-

- 1 Certificate of Title, Vol. 8045 Fol. 373, Historical Search Statement, Landata, Victorian Land Registry Services.
- 2 Ken Sherrott, *Your House and How to Build It: A Complete Guide for the Home Builder and House Owner: With Plans and Working Drawings*, Colorgravure, 1955; Heritage Alliance Conservations Architects and Heritage Consultants, Neighbour Residential Zone Study, Neighbourhood Character Assessment, Anne Street Precinct: Proposal in Regard to Heritage Overlay or Character Precinct, 2017, p. 2.
- 3 Certificate of Title, Vol. 8045 Fol. 373, Historical Search Statement, Landata, Victorian Land Registry Services.
- 4 Certificate of Title, Vol. 8045 Fol. 373, Historical Search Statement, Landata, Victorian Land Registry Services.
- 5 Certificate of Title, Vol. 8045 Fol. 373, Historical Search Statement, Landata, Victorian Land Registry Services.
- 6 Rate Card, Book 49, provided by Wyndham City Council.
- 7 Certificate of Title, Vol. 8045 Fol. 373, Historical Search Statement, Landata, Victorian Land Registry Services.

Place Citation

Name	'La Paloma'	Site ID	
Address	24 Market Road, Werribee	Citation Date	21 August 2023
Place Type	Private residence	Survey Date	August 2022 and February 2023
Date of construction	c. 1933		
Recommendation	Include in the Schedule to the HO	Level of significance	Local



Figure 1
View of La Paloma from
Market Road



Figure 2
East elevation: detail



Figure 3
Aerial view, June 2023
(Nearmap.com)

Statement of Significance

What is significant?

'La Paloma' at 24 Market Road, Werribee (c. 1933) is a rendered brick Spanish Mission-style bungalow. The residence and brick fence are of significance. Later additions are not significant.

How is it significant?

The property is of local representative significance (Criterion D).

Why is it significant?

No. 24 Market Road, Werribee is a fine example of a 1930s Spanish Mission style rendered brick dwelling. There are few buildings in the Spanish Mission style in Werribee, or Wyndham.

As it presents to Market Road, it has a high degree of integrity to its original form and character. Distinguishing features and elements include the use of clinker brick veneer and roughcast render; the tall, pointed chimneys; projecting bay with arched loggia; the wide arched entry; and the roughcast and clinker brick fence with metal infill.

'La Paloma' is of some historical interest at the local level for its association with the Beasley family, prominent property owners and developers of the interwar period.

History

Contextual history

No. 24 Market Road, Werribee is situated on the lands of the Bunurong peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Wyndham.

From the early twentieth century, and particularly from the 1920s, the Werribee township saw significant residential development. Crown allotments and larger estates to the north and south of the railway line – which were adjacent to the earliest town allotments in Werribee – were subdivided into suburban sized blocks and sold. This development was aided by the arrival of the State Savings Bank in Werribee, which provided affordable housing through long term, low interest loans. War service homes for ex-servicemen were also built in the Werribee area from the 1920s.

There were also private subdivision sales and speculative housing developments in Werribee through the 1920s; this activity was centred around the outskirts of the town centre.

Subject site

The site of 24 Market Road was originally part of Crown Allotment 15, Section 16 Parish of Deutgam, County of Bourke. It is shown on a 1926 Plan of Subdivision as a large block stretching from Beasley Avenue to Cottrell Street.

Part of the land was bought by Martin Beasley, 'carrier' in 1933.¹ This land included the present extent of 24 Market Street as well as two other adjacent lots. The house was likely built soon after he purchased the land.

In c. 1953 the block was subdivided into three lots, with the subject site being Lot 1.² This property remained in the ownership of the Beasley family (see Figure 4) until the death of Dorothy Beasley in 1967 when probate was granted to Joan Sparke, Patricia Pengelly, Marianne Kennedy and Dorothy Gard (possibly her daughters).³ They remained the owners until 1970 when it was acquired by Marianne and Peter Kennedy.⁴

The street alongside the house is called Beasley Avenue, presumably named after the Beasley family. Members of the Beasley family, including the estate of John Beasley, owned land in Synott Street, Cottrell Street, Watton Street, Market Street and Austin Street in 1926.⁵

In 1964 two flats were built on the site to the rear and side of the house with the address of 24A Market Road (Flat 2 faces Beasley Avenue).⁶ In 1972 the owners of the property including the main house and two flats were Peter and Marianne Kennedy who, according to the 1972 rate card, had purchased the property in 1969 for \$24,375. In 1977 a swimming pool was installed. The NAV in 1972 was \$1,220. By 1996 the NAV was \$4,000.⁷

Description

'La Paloma' at 24 Market Road is a Spanish Mission style rendered brick residence with clinker brick veneer and roughcast render. The tall, pointed chimneys and projecting bay with an arched loggia are characteristic Spanish Mission features. The wide arched entry is flanked by small arched alcoves (or niches). Above the front entrance is a headlight and large metal cursive lettering featuring the words 'La Paloma'. Decorative metal fretwork is applied to the arched openings. The double hung sash windows have stained glass and leadlight detailing with arch motifs. The lintels and windowsills are expressed by bands of exposed clinker brick.

As it presents to Market Road, set behind a deep front garden, the house has a high degree of integrity, including the original roughcast and clinker brick fence with steel metal infill.



Figure 4 Mavis Beasley and her daughters in front of 'La Paloma', undated
Source: Margaret Campbell, *From There to Here*, Werribee Community Centre, 2005, p. 103

Comparative analysis

No. 24 Market Road, Werribee is a fine example of a 1930s Spanish Mission style rendered brick dwelling. There are few buildings in Wyndham with such strong and expressive Spanish Mission details. In this regard, 'Muswell', a two-level Spanish mission residence at 11 Synnot Street, Werribee (HO97), is the most notable comparator.

'La Paloma', as it presents to Market Road, has a high degree of integrity to its original form and character, including the roughcast and clinker brick fence with metal infill.

Assessment Against Criteria

(Criteria adapted from *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018)

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

'La Paloma' at 24 Market Road is of some historical interest at the local level for its association with the Beasley family, prominent property owners and developers of the interwar period.

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

N/A

*Place Citation**Criterion C**Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.*

N/A

*Criterion D**Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

'La Paloma' at 24 Market Road, Werribee is a fine example of a 1930s Spanish Mission style rendered brick dwelling. Residential buildings in the Spanish mission style are relatively uncommon in Werribee, and Wyndham. As it presents to Market Road, 'La Paloma' has a high degree of integrity to its original form and character. Distinguishing features and elements include the use of clinker brick veneer and roughcast render; the tall, pointed chimneys and projecting bay with arched loggia; the wide arched entry; and the roughcast and clinker brick fence with steel metal infill.

*Criterion E**Importance in exhibiting particular aesthetic characteristics.*

N/A

*Criterion F**Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G**Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.*

N/A

*Criterion H**Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.*

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

6. Building towns, cities and the garden state

- 6.5 Living in country towns
- 6.7 Making homes for Victorians

Note

Aligns with Section 11, 'Building towns and cities' in the *Wyndham Thematic Environmental History* (September 2023), specifically 'Housing the population':

- Section 11.3.2, Later nineteenth century: 1880s-1920s

Place Citation

- Section 11.3.3, Interwar housing

Recommendations

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	Yes (front fence)
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-

-
- 1 Certificate of Title Volume 5835 Folio 966, Landata
 - 2 Plan of Subdivision part of Crown Allotment 15, Section 16, 1953, Landata
 - 3 Certificate of Title Volume 5835 Folio 966, Landata
 - 4 Certificate of Title Volume 8721 Folio 620, Landata
 - 5 Shire of Werribee, *Valuation and Rate Book*, 1925-26, p. 27, Public Records Office of Victoria, VPRS 2130
 - 6 Shire of Werribee, Rate Cards 1972-1999, Public Records Office of Victoria, VPRS 17297
 - 7 Shire of Werribee, Rate Cards 1972-1999, Public Records Office of Victoria, VPRS 17297

Place Citation

Name		Site ID	
Address	13 Princes Highway, Werribee	Citation Date	21 August 2023
Place Type	Private residence (former), now commercial premises	Survey Date	August 2022 and February 2023
Date of construction	c. 1923		
Recommendation	Include in the Schedule to the HO	Level of significance	Local



Figure 1
Front (south) elevation



Figure 2
View showing, in part,
the side (west) elevation



Figure 3
Aerial view, June 2023
(Nearmap.com)

Statement of Significance

What is significant?

No. 13 Princes Highway, Werribee is a fine and substantially intact double-fronted Californian bungalow of the interwar period (c. 1923). The house itself is of significance. The front fence and later additions are not significant.

How is it significant?

The property is of local architectural (representative) significance (Criterion D).

Why is it significant?

No. 13 Princes Highway, Werribee is of local significance as a particularly fine example of a double-fronted Californian bungalow of the interwar period. The property presents to Princes Highway with a high level of integrity as built. Characteristics of the bungalow style include the complex roof forms (clad in terracotta tiles), the return verandah and details throughout, including exposed rafters, decorative finials, roughcast render, decorative window hoods and tripartite casement windows.

No. 13 Princes Highway is of some historical interest at the local level as one of a large number of Californian-style bungalows financed by the State Savings Bank is Wyndham from the 1920s.

History

Contextual history

No. 13 Princes Highway, Werribee is situated on the lands of the Bunurong peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Custodians have maintained a continuing connection to land, waters and culture within the City of Wyndham.

From the early twentieth century, and particularly from the 1920s, the Werribee township saw significant residential development. Crown allotments and larger estates to the north and south of the railway line – which were adjacent to the earliest town allotments in Werribee – were subdivided into suburban sized blocks and sold. Much of this development was facilitated by the arrival of the State Savings Bank in Werribee, which provided affordable housing through long term, low interest loans. Large numbers of these timber-framed bungalow-style houses that could be selected by applicants under the provisions of this Act are extant.

Subject site

The land at 13 Princes Highway (formerly known as Melbourne Road and Government Road), Werribee was originally surveyed as Lot 7 in a 1922 subdivision of Crown Allotment 52 in the Parish of Deutgam, County of Bourke and sold to Bridget Crawford, wife of Lawrence Vincent Crawford.¹ The Crawfords obtained a mortgage from the State Savings Bank of Victoria in 1923 which presumably coincided with the construction of the weatherboard house to a standard design as provided by the State Savings Bank.²

The Bank, under the *Housing and Reclamation Act 1920*, financed and designed homes for credit foncier customers. The State Savings Bank of Victoria provided a catalogue of types of timber framed house designs that were available for selection by applicants under the *Housing and Reclamation Act* as well as Credit Foncier Loans.³ The standard types of bungalow and timber residences could be amended and various designs could be adopted in the applicant's ultimate housing choice (see, for instance, Figure 4 and Figure 5).⁴ The Shire of Werribee Rate Book for the years 1925-6 noted that the Net Annual Value (NAV) for Bridget Crawford's dwelling at 13 Princes Highway was £45, indicating that it has been built by that date.

In 1935 Sybil Annie Crawford became the owner of the property, and from 1938 to 1979 it was owned by Horace Victoria Davis of Watton Street, Werribee.⁵ In 1957, a weatherboard garage was added, as well as localised alterations (unspecified).⁶

In 2022, the house was presented to the market as commercial premises – the land is zoned Commercial Zone 1.

Place Citation

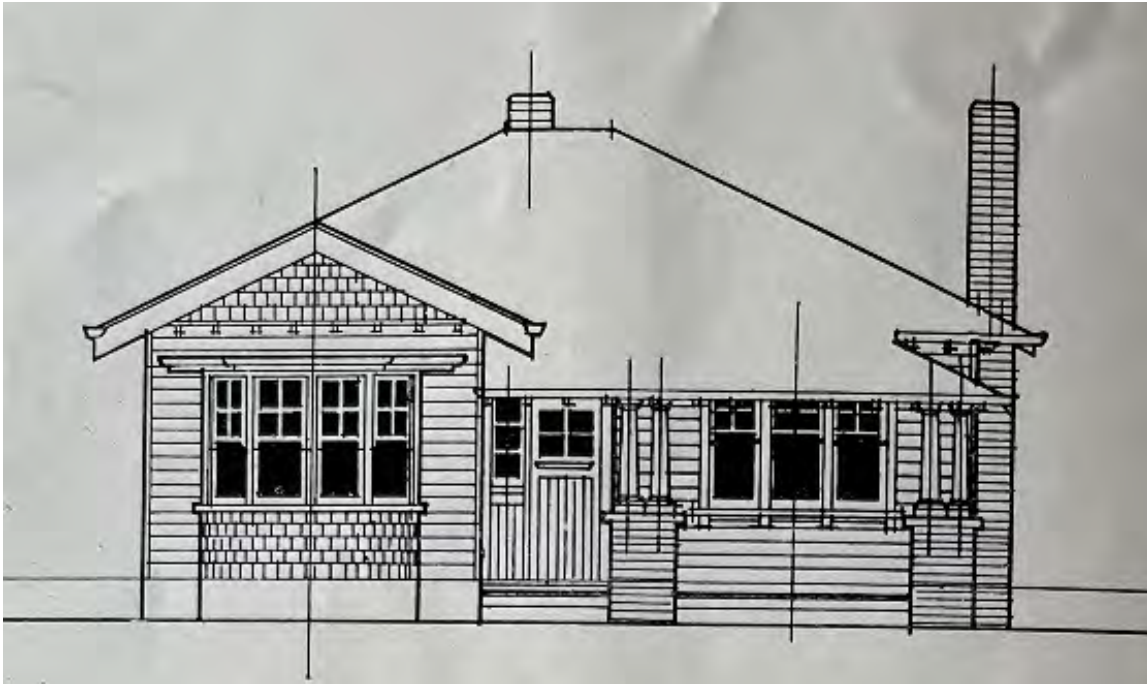


Figure 4 Example of a type of State Savings Bank timber framed house design that was available for selection by applicants under the *Housing and Reclamation Act*
Source: State Savings Bank of Victoria, *Types of Timber-Framed Dwelling Houses Available for Selection by Applicants Under the Provision of Housing and Reclamation Act 1920*, December 1929

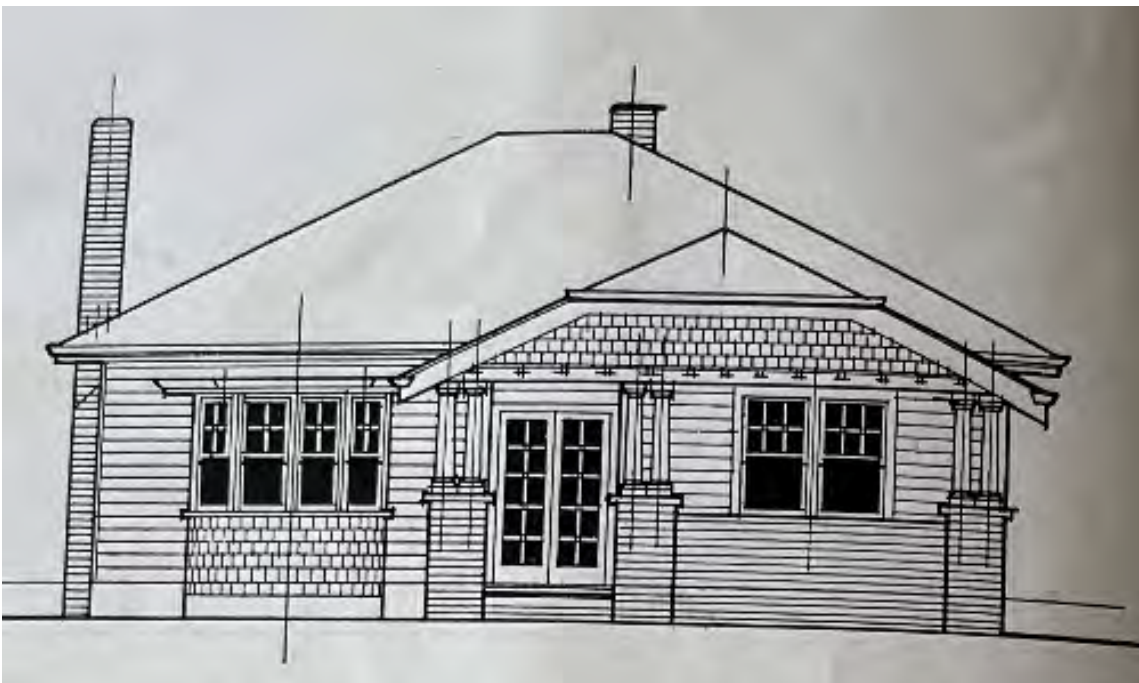


Figure 5 Example of a type of State Savings Bank timber framed house design that was available for selection by applicants under the *Housing and Reclamation Act*
Source: State Savings Bank of Victoria, *Types of Timber-Framed Dwelling Houses Available for Selection by Applicants Under the Provision of Housing and Reclamation Act 1920*, December 1929

*Place Citation***Description**

The house at 13 Princess Highway, Werribee is a double-fronted Californian bungalow. It has a complex hip and valley roof form, and projecting gables facing south. These roof forms are clad in terracotta tiles with exposed rafters and decorative finials at the gable ends. The skillion return verandah, also tiled, is supported by slender timber posts and exposed rafters. Horizontal weatherboard cladding is applied to the gable ends, and a strip of roughcast render wraps around the projecting front gable. The house features French doors flanked by tripartite double hung sash windows. The tripartite windows on the projecting front room are shaded by a window hood with small decorative brackets.

The red brick driveway, crimped wire fence and gabled garage are sympathetic later additions.

The house has a high level of integrity to its 1920s form and character as it presents to Princes Highway.

Comparative analysis

No. 13 Princes Highway, Werribee is a fine and well resolved example of a weatherboard Californian bungalow in the Werribee (Wyndham) context. Weatherboard bungalows with comparable levels of design detail and integrity include 23 McDonald Street, 112 Wedge Street and 1 Francis Street.

Examples of weatherboard bungalows constructed under the State Savings Bank Scheme in Werribee during the 1920s include 107 and 109 Werribee Street and 8 Gibbons Street. These examples are more restrained than 13 Princes Highway in terms of decorative detail and resolution.

Assessment Against Criteria

(Criteria adapted from *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018)

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

No. 13 Princes Highway is of some historical interest at the local level as one of a large number of Californian-style bungalows financed by the State Savings Bank in Wyndham from the 1920s.

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

N/A

Criterion C

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

No. 13 Princes Highway, Werribee (c. 1923) is of local significance as a particularly elaborate example of a double-fronted Californian bungalow of the interwar period. The property presents to Princes Highway with a high level of integrity as built. Characteristics of the bungalow style include the complex roof forms (all clad in terracotta tiles), the return verandah and details throughout, including exposed rafters, decorative finials, roughcast render, decorative window hoods and tripartite casement windows.

*Place Citation**Criterion E**Importance in exhibiting particular aesthetic characteristics.*

N/A

*Criterion F**Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G**Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.*

N/A

*Criterion H**Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.*

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

6. Building towns, cities and the garden state

- 6.5 Living in country towns
- 6.7 Making homes for Victorians

Note

Aligns with Section 11, 'Building towns and cities' in the *Wyndham Thematic Environmental History* (September 2023), specifically 'Housing the population':

- Section 11.3.2, Later nineteenth century: 1880s-1920s
- Section 11.3.3, Interwar housing

*Place Citation***Recommendations**

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-

-
- 1 Certificate of Title, Vol. 4590 Fol. 978, Historical Search Statement, Landata, Victorian Land Registry Services.
 - 2 Certificate of Title, Vol. 4590 Fol. 978, Historical Search Statement, Landata, Victorian Land Registry Services; State Savings Bank of Victoria, *Types of Timber-Framed Dwelling Houses Available for Selection by Applicants Under the Provision of Housing and Reclamation Act 1920*, December 1929; Graeme Butler, *The Californian Bungalow in Australia*, Lothian Publishing Company Pty Ltd, Port Melbourne, 1992, p. 42.
 - 3 State Savings Bank of Victoria, *Types of Timber-Framed Dwelling Houses Available for Selection by Applicants Under the Provision of Housing and Reclamation Act 1920*, December 1929; Graeme Butler, *The Californian Bungalow in Australia*, Lothian Publishing Company Pty Ltd, Port Melbourne, 1992, p. 42.
 - 4 State Savings Bank of Victoria, *Types of Timber-Framed Dwelling Houses Available for Selection by Applicants Under the Provision of Housing and Reclamation Act 1920*, December 1929.
 - 5 Certificate of Title, Vol. 4590 Fol. 978, Historical Search Statement, Landata, Victorian Land Registry Services.
 - 6 Rate Card, Book 105, provided by the Wyndham City Council.

Name		Site ID	
Address	23 Princes Highway, Werribee	Citation Date	21 August 2023
Place Type	Residence (former), now occupied by Community Services Provider	Survey Date	August 2022 and February 2023
Date of construction	c. 1940s		
Recommendation	Include in the Schedule to the HO	Level of significance	Local



Figure 1
Front elevation,
presenting to Princess
Highway



Figure 2
Detail of the entry



Figure 3
Aerial image, June 2023
(Nearmaps.com)

Statement of Significance

What is significant?

No. 23 Princes Highway, Werribee is a rendered brick bungalow of the 1940s. The former residence has been adapted as premises for a community services provider. The former residence itself is of significance. Later additions are not significant.

How is it significant?

The property is of local architectural (representative) significance (Criterion D).

Why is it significant?

The former residence at 23 Princes Highway, Werribee (c. 1940) is of local significance as an example of a multi-fronted, rendered-brick bungalow of the interwar period. Although adapted for non-residential use, the property retains the prevailing character of a notable residence of the interwar period. Distinguishing features include the triple-fronted front elevation, hipped roof forms, the generously scaled curved entry enclosure and the use of red brick arranged geometrically to relieve the expanse of white painted render.

History

Contextual history

No. 23 Princes Highway, Werribee is situated on the lands of the Bunurong peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Custodians have maintained a continuing connection to land, waters and culture within the City of Wyndham.

By 1930 the Melbourne Metropolitan Board of Works provided the whole of the Werribee township with a guaranteed water supply. The Werribee Metropolitan Farm also provided hundreds of Werribee residents with employment. Werribee in the late 1930s and 1940s was beginning to appear to migrants as an attractive area to settle, obtain work and build a home. By the late 1930s, sections of Francis, Bolwell, McDonald, Gibbons and Werribee streets as well as much of Princes Highway was substantially developed with detached houses and bungalows. Development in the vicinity continued in the post-war period.

Subject site

The land at 23 Princes Highway (formerly known as Melbourne Road and Government Road), Werribee was originally part of a 1915 subdivision of Crown Allotments 50, 51, 52 and 53 of the Parish of Deutgam in the County of Bourke. The property at 23 Princes Highway is shown in this 1915 subdivision plan as Lot 12 along Government Road (Princes Highway). The property was part of a second subdivision of Crown Allotments 51 and 52 in 1920 when Samuel James Wills, a farmer,¹ purchased Lot 12 as well as the Lot immediately adjacent to the north of the property (Lot 40).² The Shire of Werribee Rate Book for 1925-6 noted that the Net Annual Value for Samuel Will's Lots 12 and 40 at 23 Princes Highway was £9 pounds and there were no dwellings on the site.³

Upon Samuel James Wills' death in 1938, the property passed to his widow Josephine Wills who held the property until 1946.⁴ It is presumed based on the style of the house, a 1933 Imperial Survey Plan,⁵ and aerial photography from the 1950s that the building was constructed in the 1940s, but a date of construction has not been confirmed. A garage was added in October 1950.⁶

From 1988 to 2011, the property was owned by Heather Jean Donald, Janet Anne Couchman and Alison Jean Boyd.⁷ It is currently used as premises for a community services provider.

Description

The property at 23 Princes Highway, Werribee was built as a rendered brick bungalow during the interwar period. The broad triple-fronted dwelling is asymmetrically composed, with a projecting bay to the east, adjacent to which is a generously scaled curved entry enclosure with modernist overtones. The property has stepped roof forms clad in terracotta tile, and the rendered walls are painted white. Randomly spaced details are in red brick, arranged geometrically. There are metal-framed tripartite windows to each of the three bays.

The extent of alterations for the building's current use has not been established. However, the property retains the prevailing character of a distinguished residence of the interwar period.

The front garden has been paved with concrete with six bays of parking and the front fence has been removed.

Comparative analysis

Rendered-brick residences, with varied stylistic emphases (including Spanish Mission details) were common across Victoria's metropolitan areas from the 1920s until around the onset of World War II. It has not been established whether the style was adopted widely in Werribee, although relatively few are extant. Examples include 14 Beamish Street, 14 Gibbons Street and 24 Market Road, the latter with a strong Spanish Mission character.

*Place Citation***Assessment Against Criteria**

(Criteria adapted from *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018)

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

N/A

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

N/A

Criterion C

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

The former residence at 23 Princes Highway, Werribee (c. 1940) is of local significance as a representative example of a multi-fronted, rendered-brick bungalow of the interwar period. Although adapted for non-residential use, the property retains the prevailing character of a notable residence of the interwar period. Distinguishing features include the triple-fronted arrangement, the generously scaled curved entry enclosure and the use of red brick arranged geometrically to relieve the expanse of white painted render.

Criterion E

Importance in exhibiting particular aesthetic characteristics.

N/A

Criterion F

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

N/A

Criterion G

Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

N/A

Criterion H

Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

6. Building towns, cities and the garden state

- 6.5 Living in country towns
- 6.7 Making homes for Victorians

Note

Aligns with Section 11, 'Building towns and cities' in the *Wyndham Thematic Environmental History* (September 2023), specifically 'Housing the population':

- Section 11.3.3, Interwar housing
- Section 11.3.4, Postwar housing

Recommendations

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-

-
- 1 Valuation & Rate Book 1925-26 North, South and Centre Ridings: Shire of Werribee, Public Record Office Victoria, VPRS 2130, P0000.
 - 2 Certificate of Title (parent title), Vol. 4297 Fol. 269, Historical Search Statement, Landata, Victorian Land Registry Services.
 - 3 Valuation & Rate Book 1925-26 North, South and Centre Ridings: Shire of Werribee, Public Record Office Victoria, VPRS 2130, P0000.
 - 4 Certificate of Title (parent title), Vol. 4297 Fol. 269, Historical Search Statement, Landata, Victorian Land Registry Services.
 - 5 Australian Section Imperial General Staff, Victoria Melbourne Imperial Survey, 1933, State Library Victoria.
 - 6 Rate Card, Book 105, provided by the Wyndham City Council.
 - 7 Certificate of Title (parent title), Vol. 4297 Fol. 269, Historical Search Statement, Landata, Victorian Land Registry Services.

Name		Site ID	
Address	1 Purcell Court, Werribee	Citation Date	21 August 2023
Place Type	Private residence	Survey Date	August 2022 and February 2023
Date of construction	1970		
Recommendation	Include in the Schedule to the HO	Level of significance	Local



Figure 1
North elevation



Figure 2
Presentation to the intersection Synnot Street (left) and Purcell Court and



Figure 3
View of the property
from Purcell Court



Figure 4
Aerial view, June 2023
(Neapmap.com)

Statement of Significance

What is significant?

No. 1 Purcell Court, Werribee (1970) is a triple fronted cream brick veneer bungalow. The house itself, as well as the boundary treatment and decorative metalwork throughout, are of significance.

How is it significant?

The property is of local architectural significance (Criterion E).

Why is it significant?

No. 1 Purcell Court, Werribee (1970) is a late example of a cream brick veneer residence, a typology that was popular from the mid-1950s. The prominent two-storey structure, which takes advantage of its sloping riverside site, presents as a flamboyant interpretation of a conventional 1950s cream brick veneer and incorporates details associated with that typology, including multiple frontages, large, curved feature windows and expanses of cream brick with details in darker brick. The boundary wall and decorative metalwork further elevate the composition. The rendering of the lower level as it addresses Purcell Court has not comprised an ability to appreciate the building's prevailing aesthetic qualities. In terms of its architectural character, period of construction and scale, it is a building with few direct local comparators. One example is 395 Duncans Road, Werribee South (built 1964).

History

Contextual history

No. 1 Purcell Court, Werribee is situated on the lands of the Bunurong peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Custodians have maintained a continuing connection to land, waters and culture within the City of Wyndham.

The property was built at a time of on-going growth and consolidation in Werribee, and Wyndham generally. In the late 1960s Werribee, along with Craigieburn, Ringwood, Lilydale, Dandenong, Berwick, Frankston, Mornington and Dromana, was considered by the Melbourne Metropolitan Board of Works to be a 'growth corridor'¹, where major new development would accompany the construction of arterial road and rail routes in and out of Melbourne.²

Population growth in Wyndham during the 1960s was, to a large extent, driven by work of the Housing Commission of Victoria, which delivered major developments around the north end of Market Street, Werribee from the early 1960s.

Subject site

The land at 1 Purcell Court was originally part of a 1967 subdivision of Crown Allotment 6 Section A Parish of Deutgam within the County of Bourke. The brick veneer residence was constructed in 1970.³

In 1977 it was described as 'a deluxe two storey villa that had two bedrooms and accompanying bathrooms, a lounge, a kitchen, dining room, large sunroom, two large rumpus rooms, a garage, a workshop space and a verandah' (Figure 5).⁴ In 1978 a sleepout out-building was added to the property.⁵

A C & B Morrow purchased the property in 1989 for \$185,000.⁶

Place Citation

Figure 5 No. 1 Purcell Court in 1977

Source: Newspaper clipping within Rate Card, Book 106 provided by the Wyndham City Council

Description

No. 1 Purcell Street, Werribee occupies a sloping corner site, with views towards the Werribee River and surrounding parkland. It is a triple fronted cream brick veneer building with modernist overtones. Manganese brick bands emphasize the lintels and windowsills, giving the house a strong horizontal emphasis. The hipped roof forms are clad in manganese tiles and the eaves overhang to form a shallow canopy.

The first floor is accessed via a freestanding staircase leading onto a cantilevered balcony that wraps around the house, taking advantage of the views. The design is characterised by broad curved bays facing north and west, with feature large windows, also curved, set in aluminium frames. The front door is distinguished by a tall parapeted wall at right angles to the projecting bays. White painted arched steel balustrading encloses the balcony continuing the curved motif of the walls.

The ground floor is rendered brick with a garage and carport. It is likely that the render is not original, having initially been a dark brown brick veneer to contrast with the level above.

The front garden includes mature shrubbery with a large pine tree and a concrete garage off Purcell Court. The house retains its original low brick fence with manganese capping and curved metal railing.

Comparative analysis

No. 1 Purcell Court, Werribee is a late (1970) cream brick veneer residence. The two-storey composition, which takes advantage of its sloping riverside site, presents as a flamboyant interpretation of a conventional 1950s cream brick veneer and incorporates details associated with that typology, including multiple frontages, large, curved feature windows and expanses of cream brick with details in manganese brick. There are few direct comparators in Werribee.

No. 395 Duncans Road, Werribee South bears comparison in terms of its date range, height (two levels) and for its late and expansive application of conventional cream brick veneer treatments of the 1950s.



Figure 6 No. 395 Duncans Road, Werribee South (1964)

Assessment Against Criteria

(Criteria endorsed by the Heritage Council on 6 December 2012 (Reviewed and updated 4 April 2019))

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

N/A

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

N/A

Criterion C

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

While 1 Purcell Court demonstrates characteristics of post-war cream brick veneers (including multiple frontages, large, curved feature windows and expanses of cream brick with details in darker brick), it is considered that its

Place Citation

striking architectural character is such that the building is more appropriately considered as being of aesthetic significance at the local level.

Criterion E

Importance in exhibiting particular aesthetic characteristics.

No. 1 Purcell Court, Werribee (1970) is a late example of a cream brick veneer residence. The prominent two-storey structure, which takes advantage of its sloping riverside site, presents as a flamboyant interpretation of a conventional 1950s cream brick veneer and incorporates details associated with that typology (as noted above). The boundary wall and decorative metalwork further elevate the composition. While the rendering of the lower level as it addresses Purcell Court is regrettable, the alterations have not comprised an ability to appreciate the building's prevailing aesthetic qualities. In terms of its architectural character, period of construction and scale, it is a building with few direct local comparators. One example is 395 Duncans Road, Werribee South.

Criterion F

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

N/A

Criterion G

Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

N/A

Criterion H

Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

6. Building towns, cities and the garden state

- 6.5 Living in country towns
- 6.7 Making homes for Victorians

Note

Aligns with Section 11, 'Building towns and cities' in the *Wyndham Thematic Environmental History* (September 2023), specifically 'Housing the population':

- Section 11.3.4, Postwar housing

Recommendations

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	Yes (fence and decorative metalwork)
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-

1 'Melbourne Plans for 5 Million', *The Canberra Times*, 14 June 1967, p. 11.

2 'Melbourne Plans for 5 Million', *The Canberra Times*, 14 June 1967, p. 11.

3 Rate Card, Book 106, 1 Purcell Court, provided by the Wyndham City Council.

4 Newspaper clipping within Rate Card, Book 106, 1 Purcell Court, provided by the Wyndham City Council.

5 Rate Card, Book 106, 1 Purcell Court, provided by the Wyndham City Council.

6 Rate Card, Book 106, 1 Purcell Court, provided by the Wyndham City Council.

Name		Site ID	
Address	112 Wedge Street, Werribee	Citation Date	21 August 2023
Place Type	Private residence	Survey Date	August 2022 and February 2023
Date of construction	c. 1927		
Recommendation	Include in the HO	Level of significance	Local



Figure 1
West elevation (Wedge Street)



Figure 2
North and west elevations



Figure 3
Aerial view, January
2023 (Nearmap.com)

Statement of Significance

What is significant?

No. 112 Wedge Street, Werribee is a double-fronted Californian bungalow of the interwar period (c. 1927). The house and lych gate are significant. Later additions (at the rear) are not of significance.

How is it significant?

The property is of local architectural (representative) significance (Criterion D).

Why is it significant?

No. 112 Wedge Street, Werribee (c. 1927) is of local significance as a fine and relatively elaborate example of the numerous weatherboard bungalow residences that were constructed under the State Savings Bank Housing Scheme in Werribee during the 1920s. The property, incorporating Edwardian and interwar bungalow characteristics, presents to the public realm with a high level of integrity as built.

Distinguishing details include the shingled bow window to the projecting bay, asymmetrical presentation, complex roof form and decorative details throughout including a curved ladder frieze to the verandah and an ornamental timber shingled gable end with a timber finial, brackets and bargeboards. The lych gate and west-facing timber fence are picturesque elements.

No. 112 Wedge Street is of some historical interest at the local level as one of a large number of weatherboard bungalows financed by the State Savings Bank in Wyndham from the 1920s.

History

Contextual history

No. 112 Wedge Street, Werribee is situated on the lands of the Wadawurrung peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Custodians have maintained a continuing connection to land, waters and culture within the City of Wyndham.

From the early twentieth century, and particularly from the 1920s, the Werribee township saw significant residential development. Crown allotments and larger estates to the north and south of the railway line – which were adjacent to the earliest town allotments in Werribee – were subdivided into suburban sized blocks and sold. This development was aided by the arrival of the State Savings Bank in Werribee, which provided affordable housing through long term, low interest loans. Following the introduction of the *Housing and Reclamation Act 1920* the State Savings Bank of Victoria financed and designed homes for credit foncier customers.¹ Large numbers of these timber-framed bungalow-style houses that could be selected by applicants under the provisions of this Act are extant.

Subject site

The land at 112 Wedge Street was originally part of a 1927 subdivision of Crown Allotment 1 Section 4A, Township of Werribee, Parish of Mambourin, County of Grant, whereby the allotment was purchased by Thomas George Flaherty.² Flaherty was a Werribee-based ‘contractor’ who obtained a mortgage from the State Savings Bank of Victoria which is likely to have coincided with the construction of the weatherboard house to a standard design as provided by the State Savings Bank.³ The Bank provided a catalogue of timber framed house designs that were available for selection by applicants under the *Housing and Reclamation Act* as well as Credit Foncier Loans.⁴ The standard types of bungalow and timber residences could be amended and various designs could be adopted in the applicant’s ultimate choice (Figure 4).⁵

Upon Thomas George Flaherty’s death in June 1956, the property passed to Henry Bayter of 101 High Street, Werribee.⁶ Between 1908 and 1982 the property was owned by George Thomas Flaherty and from 1983 to 1997 the owner was Peter William Burke, a solicitor.⁷ In 1997, Marlene Janice Fitzpatrick became the owner of the property and a year later she re-blocked the building at a cost of \$3,100.⁸ These works involved the replacement of the old ‘block’ or ‘stump’ foundations of the raised weatherboard building with new concrete stumps. A ground floor plan was attached to the building permit for these 1998 re-blocking works and can be seen at Figure 5.

Place Citation



Figure 4 Example of a type of State Savings Bank timber framed house available under the *Housing and Reclamation Act*: the design bears notable similarities to 112 Wedge Street
 Source: State Savings Bank of Victoria, *Types of Timber-Framed Dwelling Houses Available for Selection by Applicants Under the Provision of Housing and Reclamation Act 1920*, December 1929

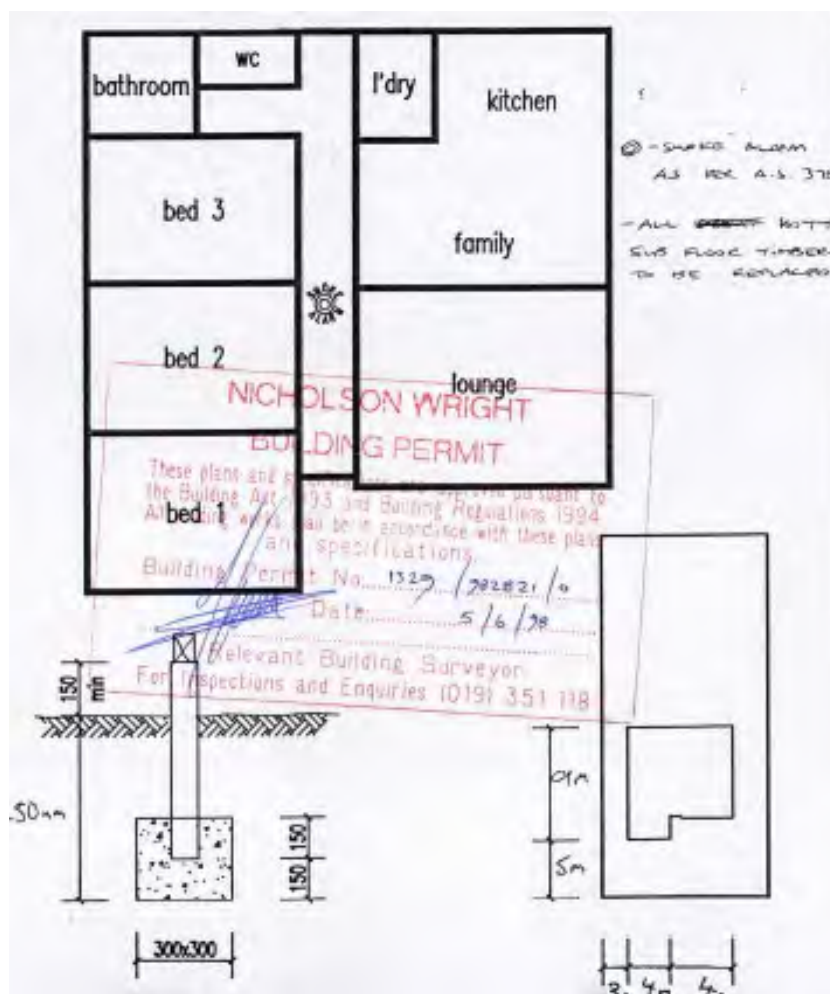


Figure 5 Floor plan of 112 Wedge Street, 1998
 Source: Building Permit 56250, provided by Wyndham City Council

*Place Citation***Description**

No. 112 Wedge Street, Werribee is a fine corner-sited 1920s weatherboard bungalow with a hip roof and projecting bay. A verandah, distinguished by a shallow curved ladder frieze, is incorporated under the sweep of the roof. The design demonstrates the transition from Edwardian into the typical interwar Californian bungalow, including rendered columns resting on exposed red brick piers. The front gable has an ornamental timber shingled end with a timber finial, brackets, and ornamental bargeboards. A shingled bow window with retractable awnings and paned double hung sash windows is a significant feature. Along the west elevation are small windows each with ornamental window hoods with ornamental curvilinear brackets.

The picket fence addressing Wedge Street is either original or a sympathetic replacement. The lych gate, with an arched ladder frieze similar to that on the verandah, is likely original.

As it presents to the public realm the house retains a high level of integrity to its original 1920s form and character.

Comparative analysis

No. 112 Wedge Street, Werribee is a particularly fine and well resolved example of an interwar weatherboard Californian bungalow in the Werribee (Wyndham) context. Weatherboard bungalows in Werribee with comparable levels of design detail and integrity include 13 Princes Highway, 23 McDonald Street and 1 Francis Street.

Examples of weatherboard bungalows constructed under the State Savings Bank Scheme in Werribee during the 1920s include 107 and 109 Werribee Street and 8 Gibbons Street (as well as 13 Princes Highway, referenced above). It is note that these examples are generally more restrained than 112 Wedge Street in terms of decorative detail and resolution.

Assessment Against Criteria

(Criteria adapted from *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018)

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

No. 112 Wedge Street., Werribee is of some historical interest at the local level as one of a large number of weatherboard bungalows financed by the State Savings Bank is Wyndham from the 1920s.

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

N/A

Criterion C

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

No. 112 Wedge Street, Werribee (c. 1927) is of local significance as a fine and relatively elaborate example of the numerous weatherboard bungalow residences that were constructed under the State Savings Bank Housing Scheme in Werribee during the 1920s. The property presents to the public realm with a high level of integrity as built. Distinguishing details include the shingled bow window to the projecting bay, asymmetrical presentation, complex

Place Citation

roof form and decorative details throughout including a curved ladder frieze to the verandah and an ornamental timber shingled gable end with a timber finial, brackets and bargeboards. The lych gate and west-facing timber fence are picturesque elements.

Criterion E

Importance in exhibiting particular aesthetic characteristics.

N/A

Criterion F

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

N/A

Criterion G

Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

N/A

Criterion H

Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

6. Building towns, cities and the garden state

- 6.5 Living in country towns
- 6.7 Making homes for Victorians

Note

Aligns with Section 11, 'Building towns and cities' in the *Wyndham Thematic Environmental History* (September 2023), specifically 'Housing the population':

- Section 11.3.2, Later nineteenth century: 1880s-1920s
- Section 11.3.3, Interwar housing

Recommendations

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No

Place Citation

Outbuildings and/or fences exemptions	Yes (lych gate)
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-

- 1 State Savings Bank of Victoria, *Types of Timber-Framed Dwelling Houses Available for Selection by Applicants Under the Provision of Housing and Reclamation Act 1920*, December 1929; Graeme Butler, *The Californian Bungalow in Australia*, Lothian Publishing Company Pty Ltd, Port Melbourne, 1992, p. 42.
- 2 Certificate of Title, Vol. 4735 Fol. 851, Historical Search Statement, Landata, Victorian Land Registry Services; Certificate of Title, Vol. 5296 Fol. 112.
- 3 Certificate of Title, Vol. 4735 Fol. 851, Historical Search Statement, Landata, Victorian Land Registry Services; Certificate of Title, Vol. 5296 Fol. 112.; *Types of Timber-Framed Dwelling Houses Available for Selection by Applicants Under the Provision of Housing and Reclamation Act 1920*, December 1929; Graeme Butler, *The Californian Bungalow in Australia*, Lothian Publishing Company Pty Ltd, Port Melbourne, 1992, p. 42
- 4 State Savings Bank of Victoria, *Types of Timber-Framed Dwelling Houses Available for Selection by Applicants Under the Provision of Housing and Reclamation Act 1920*, December 1929; Graeme Butler, *The Californian Bungalow in Australia*, Lothian Publishing Company Pty Ltd, Port Melbourne, 1992, p. 42.
- 5 State Savings Bank of Victoria, *Types of Timber-Framed Dwelling Houses Available for Selection by Applicants Under the Provision of Housing and Reclamation Act 1920*, December 1929.
- 6 Certificate of Title, Vol. 4735 Fol. 851, Historical Search Statement, Landata, Victorian Land Registry Services; Certificate of Title, Vol. 5296 Fol. 112.
- 7 Certificate of Title, Vol. 4735 Fol. 851, Historical Search Statement, Landata, Victorian Land Registry Services; Certificate of Title, Vol. 5296 Fol. 112.
- 8 Rate Card, Book 143, 112 Wedge Street, provided by the Wyndham City Council; Certificate of Title, Vol. 4735 Fol. 851, Historical Search Statement, Landata, Victorian Land Registry Services; Certificate of Title, Vol. 5296 Fol. 112.

Name		Site ID	
Address	8 Wyndham Street, Werribee	Citation Date	21 August 2023
Place Type	Private Residence	Survey Date	August 2022 and February 2023
Date of construction	1957		
Recommendation	Include in the Schedule to the HO	Level of significance	Local



Figure 1
East (right) and south
elevations of 8
Wyndham Street



Figure 2
East elevation



Figure 3
Aerial view, June 2023
(Nearmap.com)

Statement of Significance

What is significant?

No. 8 Wyndham Street, Werribee (1957) is a triple fronted cream brick veneer bungalow. The house itself, and front fence, are of significance.

How is it significant?

The property is of local architectural (representative) significance (Criterion D).

Why is it significant?

No. 8 Wyndham Street is of local significance as a representative example of a cream brick veneer bungalow of the 1950s. The house demonstrates key features of the style, including its triple-fronted presentation, 'waterfall style' roof and the curved feature windows with intact steel framing. As it presents to Wyndham Street, the house and front fence have a high degree of integrity to their original condition.

History

Contextual history

No. 8 Wyndham Street, Werribee is situated on the lands of the Bunurong peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Custodians have maintained a continuing connection to land, waters and culture within the City of Wyndham.

By the mid-1950s, materials that had previously been in short supply were available for housing construction. This, and conditions of relative prosperity, fuelled a construction boom. Many of the houses were owner-built, informed by a range of publications and practical guides, such as the *Sun Herald's* 'Your House and How to Build It'.

Subject site

The land at 8 Wyndham Street was originally part of a 1924 subdivision of Crown Allotments 11, 12, 14, 19 and Part 01, 7, 19 Section 16 of the parish of Deutgam, County of Bourke. A 1917 Imperial Survey of Ballan, Sunbury, Meredith and Melbourne shows that prior to this subdivision, the area bounded by Market Road, Tarneit Road, Railway Avenue and Shaws Road was generally undeveloped.

The brick veneer house at 8 Wyndham Street was constructed in 1957.ⁱ A brick double garage was added later (the date has not been established).

Description

No. 8 Wyndham Street, Werribee, is a triple-fronted, single-storey 'waterfall style' residence. The timber-framed structure is clad in cream brick with details, including windowsills, in manganese brick. The hipped roof is clad in dark tiles with boxed eaves. It has a shallow profile, characteristic of the period.

The building is distinguished by curvaceous steel-framed bay windows to the east elevation. The cream brick chimney is partially concealed from view. It has dark brown brick capping and a cylindrical metal chimney pot. The entrance to the building is recessed in the south elevation and is partially concealed from view.

The low front fence is in cream brick with dark brown brick capping. The fence curves into the concrete driveway.

Comparative analysis

No. 8 Wyndham Street, Werribee is a cream brick veneer bungalow of a type that was built in considerable numbers throughout Victoria, and Wyndham, from the early 1950s. The house itself demonstrates key features of the style, including its triple-fronted presentation, 'waterfall style' roof and the curved feature windows with intact steel framing. As it presents to Wyndham Street, the house and front fence have a high degree of integrity to their original condition. Other cream brick veneer residences in the study group with comparable levels of integrity, and with a similar capacity to demonstrate distinguishing elements of the style, include 15 Anderson Street, 2 Galvin Road and 1 Purcell Court (this being a slightly later example).

Assessment Against Criteria

(Criteria adapted from *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018)

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

N/A

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

N/A

Criterion C

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

No. 8 Wyndham Street is of local significance as a representative example of a cream brick veneer bungalow of the 1950s. The house demonstrates key features of the style, including its triple-fronted presentation, 'waterfall style' roof and the curved feature windows with intact steel framing. As it presents to Wyndham Street, the house and front fence have a high degree of integrity to their original condition.

Criterion E

Importance in exhibiting particular aesthetic characteristics.

N/A

Criterion F

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

N/A

Criterion G

Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

N/A

Criterion H

Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

6. Building towns, cities and the garden state

- 6.5 Living in country towns
- 6.7 Making homes for Victorians

Note

Aligns with Section 11, 'Building towns and cities' in the *Wyndham Thematic Environmental History* (September 2023), specifically 'Housing the population':

- Section 11.3.3, Interwar housing
- Section 11.3.4, Postwar housing

Recommendations

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	Yes (front fence)
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-

ⁱ Rate Card, Book 150, provided by the Wyndham City Council.

Place Citation

Name		Site ID	
Address	46 Flinders Street, Little River	Citation date	21 August 2023
Place Type	Private residence	Survey Date	August 2022 and August 2023
Date of construction	Interwar (c. 1918-33)		
Recommendation	Include in the Schedule to the HO	Level of significance	Local



Figure 1
North elevation



Figure 2
North and west
elevations (part)



Figure 3

Aerial view, February 2023 (nearmap.com)

Statement of Significance

What is significant?

No. 46 Flinders Street, Little River is a single-storey weatherboard residence with a projecting front gable, verandah with timber frieze, paired timber sash windows and chimney. It was constructed in the c. 1920s, likely through the State Savings Bank financing scheme, and incorporates many of the typical characteristics of the bank's standard designs.

How is it significant?

The property is of local historical and architectural (representative) significance (Criteria A and D).

Why is it significant?

The residence at 46 Flinders Street, Little River, is one of a number of houses constructed in the 1910s-20s in Little River, in a period of expansion in the township. Its construction date is contemporary with other houses in Rothwell Street and River Street. The house is also believed to have been built through the State Savings Bank, a scheme which assisted in the construction of a number of residences across the municipality in the interwar period. (Criterion A)

The subject residence incorporates the principal characteristics of an interwar residence likely constructed through the State Savings Bank scheme. The form and detailing of the residence appear relatively intact, including its single-storey form, projecting gable bay, extant chimney, verandah frieze, paired timber-framed sash windows, window hood, and shingle detailing to gable. Although there appears to have been changes to the weatherboard cladding, mostly noticeably to the front elevation below the verandah, this has not detracted from the overall presentation of the house. (Criterion D)

History

Contextual history

The property at 46 Flinders Street, Little River is situated on the lands of the Wadawurrung peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Custodians have maintained a continuing connection to land, waters and culture within the City of Wyndham.

The township of Little River developed as a convenient river crossing on the road between Melbourne and Geelong. In 1839, the Travellers' Rest Inn was opened on the Little River, with the hotel providing travellers between Geelong and Melbourne with an alternate stopping point to the hotel already erected in Werribee. Twelve years later, in 1852, the township of Rothwell (Little River) was surveyed in the vicinity of the hotel.¹ The development of the Melbourne–Geelong railway in the late 1850s, which was situated roughly one kilometre north of the original township, encouraged development to be gradually drawn to the land surrounding the railway station.²

The town of Rothwell, situated on the main crossing point on the Little River, was officially declared in 1852, and was later renamed Little River.³ Like Werribee, Little River expanded to straddle both sides of the river. Despite its development in the late 1800s and early 1900s, Little River was overshadowed by Werribee, and was occupied primarily with farming pursuits. Through much of the twentieth century, it remained a small country town, serving its immediate, largely rural population.⁴

Flinders Street is shown on early plans of Rothwell, giving access between the larger Crown allotments outside the original village reserve to the south.⁵ The Little River Hotel (HO56) was situated at its western end, near the river. The 1933 imperial survey plan indicates that Flinders Street was sparsely populated during the early twentieth century, although subdivision and residential development had taken place along Rothwell Street.⁶ Additional subdivisions were created on the north side of Flinders Street from the mid-1970s, while those on the south side remained larger, reflecting the earlier Crown allotments.⁷

Subject site

The property at 46-62 Flinders Street was sold in 1864 as Crown allotment 19, Section 1, in the Parish of Bulban. It was acquired by J G Edwards, who had also purchased the adjacent allotments to the east (Crown allotments 24 and 25) in 1864.⁸ Prior to this, it appears the site had been identified as the location of a National School, although it does not appear this eventuated.⁹ In 1902, Catherine Anne Toohey, a Little River spinster purchased Crown allotment 19, Section, in the Town of Rothwell, Parish of Bulban.¹⁰

The property appears to have remained undeveloped into the early twentieth century, with no structures shown on the site on the 1917 survey plan.¹¹ In 1924, David Louis Goodwin purchased the land from Catherine Toohey.¹²

In 1928, Goodwin obtained a mortgage from the State Savings Bank of Victoria which is likely to have coincided with the construction of the weatherboard house to a standard design as provided by the State Savings Bank.¹³ The Bank provided a catalogue of timber framed house designs that were available for selection by applicants under the *Housing and Reclamation Act* as well as credit foncier loans.¹⁴ The standard types of bungalow and timber residences could be amended and various designs could be adopted in the applicant's ultimate choice.¹⁵ The subject residence bears similarities to the standard designs T48 and T51, which were double-fronted timber residences incorporating a projecting bay and a verandah under the roofline. These styles were designed as suitable for country districts.¹⁶

In 1931, the property owners were listed as Wilson Charles Bolton and Percival Reginald Hocking. Subsequent owners included Clive Anthony Murray (1947-1950), a Little River labourer, and Alfred Hedt and Amy Hedt from 1950, Amy Hedt until her death in 1962, and son Terence Hedt, who remains the owner of the weatherboard house.¹⁷

Place Citation

The land at 46 Flinders Street, Little River was part of a 1965 subdivision of Crown Allotment 19 Section 1 in the Township of Little River, Parish of Bulban, County of Grant, later becoming allotment 2 in LP71279. After this 1965 subdivision, the south of the site, was used by Hedt Engineering Pty Ltd.¹ Hedt Engineering was established by Terry Hedt in 1965 as a small general precision engineering company.²

In 1970 the property at 46-62 Flinders Street, Little River included a weatherboard dwelling with a corrugated iron roof, a substantial corrugated iron factory outbuilding with a concrete floor, a corrugated iron steel workshop and a two-storey brick office.¹⁸ The subject site can be seen on an aerial photograph of 1974 (Figure 3).



Figure 3 Survey plan of 1933, with subject residence indicated
Source: Melbourne, Australian Section Imperial General Staff, State Library of Victoria

¹ Certificate of Title, Vol. 8045 Fol. 373, Historical Search Statement, Landata, Victorian Land Registry Services; 'Home', Hedt Engineering Website, accessed 11 April 2023, <https://www.hedtengineering.com.au/>.

² 'Home', Hedt Engineering Website, accessed 11 April 2023, <https://www.hedtengineering.com.au/>.



Figure 4 Subject site, 1974: subject property indicated
Source: Historical Aerial Photography Collection, Landata, SERV

Description

The property at 46 Flinders Street, Little River is a detached single storey residence, constructed in the c. 1920s. It is defined by a hipped roof with a projecting front gable with shingle infill at the apex. The original weatherboard cladding appears to have been replaced with metal boards presentation to the front gable resembling weatherboards in form, although the changed cladding is more apparent to the remainder of the front elevation under the verandah. The roof is clad in corrugated sheet metal with boxed eaves. The is supported by timber posts and frieze. There are also decorative brackets and arched corner brackets with leaf motifs framing the entrance. The projecting front gable has a pair of double-hung sash windows with a weatherboard clad window hood with matching brackets and ladder frieze. The mesh wire front door appears to be a modern addition. Leadlight detailing with mottled glass is featured on the narrow hallway window flanking the front door. A rendered chimney remains to the west side of the building. Despite its c. 1920s construction, the residence presents more as a Federation era style house, however this is not unusual given its rural location.

The house is set back from the street, partially obscured by mature native trees and shrubbery. As it presents to Flinders Street, the house is generally intact to its early twentieth century form.

Comparative analysis

This residence at 46 Flinders Street was constructed in the 1920s, in a period of residential development in Little River, most notably along Rothwell Street, immediately to the north of the subject property. It is believed to be a standard State Savings Bank design and is of a form and style which is not uncommon in the municipality, although more prevalent in Werribee than Little River.

Examples of similar weatherboard houses in the municipality include 13 Rothwell Street, Little River, which incorporates a more elaborate front bay window arrangement.

Assessment Against Criteria

(Criteria endorsed by the Heritage Council on 6 December 2012 (Reviewed and updated 4 April 2019))

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

No. 46 Flinders Street, Little River, is one of a number of residences constructed in the 1910s and 1920s in Little River, in a period of expansion in the township. Although the subject property was not part of the 1910 subdivision to the north, which saw the creation of Rothwell Street, its construction date is contemporary with other houses in Rothwell Street and River Street. The residence at 46 Flinders Street is of historical significance for its association with this notable phase of development in Little River. The house is also understood to have been built through the State Savings Bank, a scheme which assisted in the construction of a number of residences across the municipality in the interwar period.

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

N/A

Criterion C

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

The subject residence incorporates the principal characteristics of an interwar residence likely constructed through the State Savings Bank scheme. The form and detailing of the residence appear relatively intact, including single-storey form, projecting gable bay, extant chimney, verandah frieze, paired timber-framed sash windows, window hood, and shingle detailing to gable. Although there appears to have been changes to the weatherboard cladding, mostly noticeably to the front elevation below the verandah, this has not detracted from the overall presentation of the house.

Criterion E

Importance in exhibiting particular aesthetic characteristics.

N/A

Criterion F

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

N/A

Criterion G

Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

N/A

*Place Citation**Criterion H*

Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

6. Building towns, cities and the garden state

- 6.5 Living in country towns
- 6.7 Making homes for Victorians

Note

Aligns with Section 11, 'Building towns and cities' in the *Wyndham Thematic Environmental History* (September 2023), specifically 'Housing the population':

- Section 11.3.2, Later nineteenth century: 1880s-1920s
- Section 11.3.3, Interwar housing

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of the Wyndham Planning Scheme as an individual place. Extent of HO to include the house and its immediate setting, as indicated at Figure 5.

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	Yes
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-

Place Citation



Figure 5 Recommended curtilage for the Heritage Overlay

Place Citation

- 1 Edward Snell, Geelong and Melbourne Railway Drawing No. 2, Town of Rothwell, 1852, State Library Victoria, ID 672797.
- 2 Edward Snell, Geelong and Melbourne Railway Drawing No. 2, Town of Rothwell, 1852, State Library Victoria, ID 672797; Township of Little River, Parishes of Bulban and Murtcaim, Couty of Grant, Shire of Werribee, 1865.
- 3 Edward Snell, Geelong and Melbourne Railway Drawing No. 2, Town of Rothwell, 1852, State Library Victoria, ID 672797.
- 4 Wyndham Heritage Review (Gap Study) Stage 2, Thematic Environmental History, 2023.
- 5 'FEATR 398 Rothwell on the Little River', 1852, Historic Plan Collection, VPRS 8168, Public Record Office Victoria, 'Little River', L185 (1), parish plan, Central Plan Office, Landata, Victorian Land Registry Services.
- 6 Melbourne imperial survey plan, 1933, State Library Victoria.
- 7 Aerial photograph, 1975, Landata, Victorian Land Registry Services.
- 8 Parish of Bulban, record plan, Central Plan Office, Landata, Victorian Land Registry Services.
- 9 Geological Survey of Victoria plan, 1861, MD20C, Historic Plan Collection, VPRS 8168, Public Record Office Victoria
- 10 Certificate of Title, Cancelled Title, Vol. 2912 Fol. 260, Historical Search Statement, Landata, Victorian Land Registry Services.
- 11 'Victoria: Ballan, Sunbury, Meredith & Melbourne', survey plan, Commonwealth Section Imperial General Staff, 1917, State Library of Victoria.
- 12 Certificate of Title, Cancelled Title, Vol. 2912 Fol. 260, Historical Search Statement, Landata, Victorian Land Registry Services.
- 13 Certificate of Title, Cancelled Title, Vol. 2912 Fol. 260, Historical Search Statement, Landata, Victorian Land Registry Services ; *Types of Timber-Framed Dwelling Houses Available for Selection by Applicants Under the Provision of Housing and Reclamation Act 1920*, December 1929; Graeme Butler, *The Californian Bungalow in Australia*, Lothian Publishing Company Pty Ltd, Port Melbourne, 1992, p. 42 .
- 14 State Savings Bank of Victoria, *Types of Timber-Framed Dwelling Houses Available for Selection by Applicants Under the Provision of Housing and Reclamation Act 1920*, December 1929; Graeme Butler, *The Californian Bungalow in Australia*, Lothian Publishing Company Pty Ltd, Port Melbourne, 1992, p. 42.
- 15 State Savings Bank of Victoria, *Types of Timber-Framed Dwelling Houses Available for Selection by Applicants Under the Provision of Housing and Reclamation Act 1920*, December 1929.
- 16 State Savings Bank of Victoria, *Types of Timber-Framed Dwelling Houses Available for Selection by Applicants Under the Provision of Housing and Reclamation Act 1920*, 1927.
- 17 Certificates of Title (cancelled), Volume 1333 Folio 507, 1902, Volume 2912 Folio 260, 1950,
- 18 Shire of Werribee valuation card, 46 Flinders Street.

Name		Site ID	
Address	48 Manor Road, Little River	Citation date	21 August 2023
Place Type	Private residence	Survey Date	August 2022 and August 2023
Date of construction	Late-1920s		
Recommendation	Include in the Schedule to the HO	Level of significance	Local



Figure 1
Front elevation
(addressing Manor Road)



Figure 2
View of residence
from north-east



Figure 3
Detail of front
elevation



Figure 4
Aerial view, February
2023 (Nearmap.com)

Statement of Significance

What is significant?

No. 48 Manor Road, Little River (late-1920s) is an interwar brick bungalow with a high degree of integrity as built. The house itself is of significance.

How is it significant?

The property is of local architectural (representative) significance (Criterion D).

Why is it significant?

The residence at 48 Manor Road, Little River, is an intact example of an interwar brick bungalow, incorporating many of the typical characteristics of this style of house, including face brick materiality, prominent gable roof forms with half-timbered detailing, arched opening in the front gable to the setback entry, paired sash windows with geometric patterning to glazing and a tall brick chimney. Interwar bungalows are relatively prevalent in Werribee, but less so in the more rural areas of the municipality (Criterion D).

History

Contextual history

The subject property is situated on the lands of the Wadawurrung peoples of the Kulin Nation, the Traditional custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional custodians have maintained a continuing connection to land, waters and culture within the City of Wyndham.

The subject site is within land which was part of William Armstrong's Black Forest pastoral run in the mid-nineteenth century, before being acquired by Thomas Chirside.¹ Through the nineteenth century and into the twentieth century, the area remained primarily pastoral land, located approximately halfway between the settlements at Werribee and Little River. Crown land in the Parish of Mambourin, in which the subject site is located, was sold in the early 1850s.

The railway line between Melbourne and Geelong was established in 1857, with a siding in operation at Manor by the early twentieth century. A railway station was established at the existing siding, after requests from local landowners for a passenger and good station.² It was opened in 1914, and operated until the 1970s.³ Manor Road appears to have been created as part of a subdivision of Chirside owned land in the early twentieth century, and provided access to the railway station from Bulban Road, as well as a crossing point of the railway line.⁴

Subject site

The subject property was part of a large area owned by prominent landholder Thomas Chirside in the nineteenth century. By the early twentieth century, his son, John Percy Chirside, had inherited the land, and in 1910 subdivided over 6,000 acres in the Parishes of Mambourin and Cocoroc.⁵

In 1920, grazier John Henry acquired the majority of a triangular piece of land between the railway line and Bulban Road, bisected by Manor Road.⁶ The excised section was (and remains) a quarry site. Henry's property was subsequently transferred to Geelong grazier Robert Garrick Wilson in 1921 and Manor farmer Clifford Searcy Hayes in 1928.⁷ The residence was likely built in the 1920s under James, Wilson or Hayes' ownership, and although the exact date of construction is unknown, the residence can be seen marked on the 1933 survey plan at Figure 3. Hayes remained in ownership until 1947. The property appears to have been known as Marston in the mid-twentieth century.⁸

Place Citation

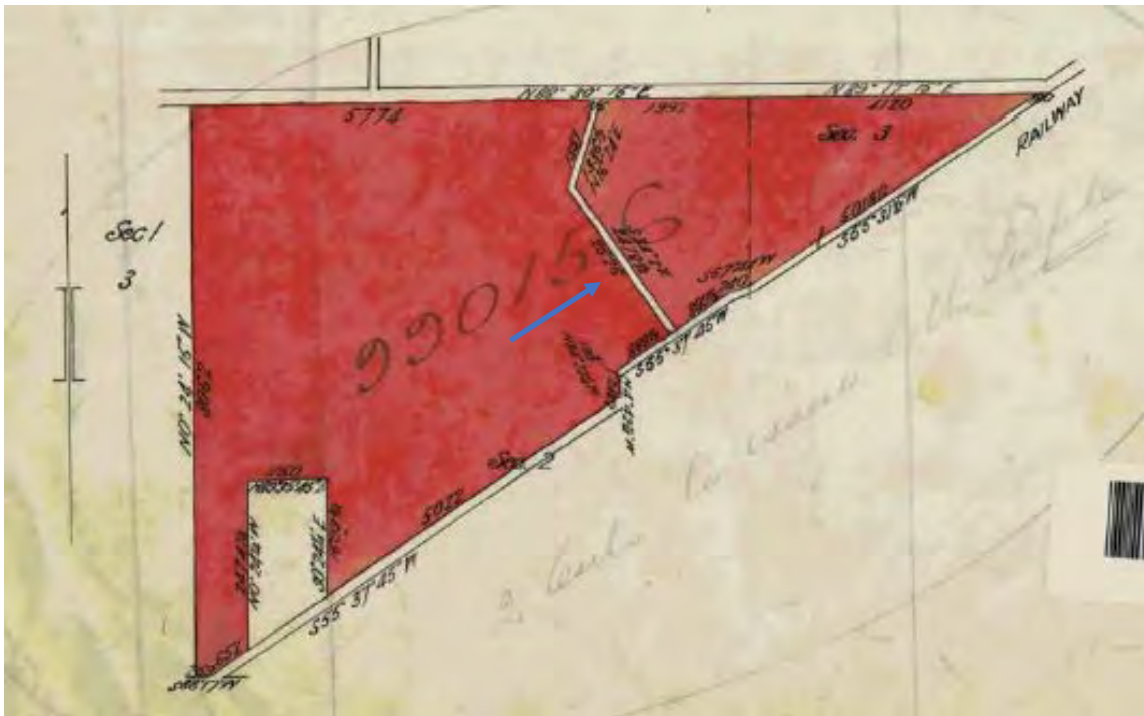


Figure 5 Detail of title plan, showing land acquired by John Henry in 1920: the approximate location of 48 Manor Road is indicated
Source: Certificate of Title (cancelled), Volume 4331 Folio 190, 1920, Landata, SERV.



Figure 6 Detail of 1933 survey plan. Showing location of subject residence (indicated)
Source: Melbourne, Australian Section Imperial General Staff, State Library of Victoria

*Place Citation***Description**

The residence at 48 Manor Road is a single-storey red brick bungalow. The building has an asymmetrical composition with prominent front facing gables, and hipped bays to the north and south. The recessed central entry is accessed via an arched opening to the front gable, with a buttressed form to the brick wall at the outer side of the opening. The roof is clad in terracotta tiles, and a tall brick chimney remains on the north side of the house. The apexes of the gables incorporate timber shingles with louvre vents and timber brackets under the eaves. The central, main gable has half-timbered patterning with concrete roughcast infill. Windows to the front elevation are paired, timbered frame sashes, with geometric patterns to the glazing of the upper sashes, and brick sills and concrete lintels. Windows to the side elevations are plain timber-framed sashes. The bay at the south side of the property is clad in horizontal weatherboards with a mesh wire door flanked by two windows with glass louveres. These appear to be a modern addition.

The front yard comprises lawn area with two mature trees on either side of the house and a tall picket fence to the east of the property, that has likely been added at a later stage.

Comparative analysis

The single-storey residence at 48 Manor Road is an interwar brick bungalow, a typology that was delivered in substantial numbers across the municipality, and Victoria, through the 1920s and 1930s. The subject property is a relatively modest example in the Wyndham context, both in form and detailing, due possibly due to its rural setting, outside the main settlements of Werribee and Little River. It appears to be substantially intact, although a weatherboard section to the south side may be a later addition.

There are a number of examples of interwar brick bungalows in the municipality. The transitional brick bungalow at 36 Wedge Street South (HO117, c. 1939) is a more substantial and elaborate example, with prominent corner siting. The weatherboard residence at 1-3 Rothwell Street (HO86), also features prominent gable roof forms, with the front gable acting as the front porch awning.

Assessment Against Criteria

(Criteria adapted from *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018)

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

The property has associations with the use of the Manor locality for farming, with the nearby railway station opening in the 1910s. However, although the railway station did operate through the twentieth century, no direct link between it and the railway station. Rather, it is associated with the breakup of the Chirnside estate in the first decades of the twentieth century, a theme which is well demonstrated across the municipality. This criterion is not satisfied.

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

N/A

Criterion C

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

*Place Citation**Criterion D**Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

The residence at 48 Manor Road, Little River, is an intact example of a modest interwar brick bungalow. It incorporates many of the typical characteristics of this style of house, including face brick materiality, prominent gable roof forms with half-timbering detailing, arched opening in front gable to setback entry, paired sash windows with geometric patterning to glazing, and tall brick chimney.

*Criterion E**Importance in exhibiting particular aesthetic characteristics.*

N/A

*Criterion F**Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G**Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.*

N/A

*Criterion H**Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.*

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

6. Building towns, cities and the garden state

- 6.5 Living in country towns
- 6.7 Making homes for Victorians

Note

Aligns with Section 11, 'Building towns and cities' in the *Wyndham Thematic Environmental History* (September 2023), specifically 'Housing the population':

- Section 11.3.2, Later nineteenth century: 1880s-1920s
- Section 11.3.3, Interwar housing

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of the Wyndham Planning Scheme, to the extent of the residence and its setting, as indicated at Figure 7.

External Paint Controls	Yes
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-



Figure 7 Recommended curtilage for the Heritage Overlay

Place Citation

-
- 1 M 59(3), Parish of Mambourin plan, record plan, Central Plan Office, Landata, SERV.
 - 2 *Argus*, 14 June 1913, p. 15 and *Geelong Advertiser*, 14 June 1913, p. 3.
 - 3 'Manor Station', Rail Geelong, <https://www.railgeelong.com/location/manor/>, accessed 20 July 2023.
 - 4 Certificate of Title (cancelled), Volume 3459 Folio 664, 1910, Landata, SERV.
 - 5 Certificate of Title (cancelled), Volume 3459 Folio 664, 1910, Landata, SERV.
 - 6 Certificate of Title (cancelled), Volume 4331 Folio 190, 1920, Landata, SERV.
 - 7 Certificates of Title (cancelled), Volume 4439 Folio 612, 1921 and Volume 5413 Folio 543, 1928, Landata, SERV.
 - 8 Certificate of Title (cancelled), Volume 5413 Folio 543, 1928, Landata, SERV.

Place Citation

Name		Site ID	
Address	80 You Yangs Road, Little River	Citation date	6 September 2023
Place Type	Private residence and farm complex	Survey Date	August 2023
Date of construction	c. 1913-14		
Recommendation	Include in the HO	Level of significance	Local



Figure 1
View from You Yangs Road: driveway leading to the residence



Figure 2
Residence, with steeply pitched roof and chimney visible



Figure 3
Front (south) elevation
of the residence



Figure 4
View of farming
buildings, including
woolshed and grain silo



Figure 5
Dairy



Figure 6
Farm building (possibly
stables) and basalt
rubble wall



Figure 7
Aerial image, February 2023 (Nearmaps.com): house and farm complex indicated

Statement of Significance

What is significant?

The house and farm complex at 80 You Yangs Road, Little River.

How is it significant?

The house and farm complex at 80 You Yangs Road, Little River is of local historical significance (Criterion A) and representative significance (Criterion D) to the City of Wyndham.

Why is it significant?

The house and farm complex at 80 You Yangs Road, Little River is of local historical significance for the demonstrating the importance of farming to the Little River district, and has associations with the prominent farming family, the McNaughtons. The property was in McNaughton ownership from the 1860s until the 1960s and is believed to have been developed as separate home and farm complex by Douglas McNaughton in the early 1910s. (Criterion A)

The property comprises the 1910s bungalow, and various farm buildings including a woolshed, grain silo, brick dairy and stable, along with a number of other structures. Together these buildings are representative significance to the municipality as a relatively intact farming property (Criterion D).

History

Contextual history

No. 80 You Yangs Road, Little River is situated on the lands of the Wadawurrung peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Custodians have maintained a continuing connection to land, waters and culture within the City of Wyndham.

The subject site is within Crown allotment 4A in the Parish of Bulban, to the north-west of the Little River township. Little River was developed at a river crossing on the road between Melbourne and Geelong, with the Travellers Rest Inn established in c. 1840. In 1852, a township, known as Rothwell, was surveyed at the river crossing, although this village was to the south of the present township of Little River.¹ With the establishment of the Melbourne-Geelong railway line, and the construction of the railway station and goods shed in 1857, development shifted to the north of the earlier village site.²

Crown land in the Parish of Bulban was sold from the early 1850s, with medium and large allotments ranging in size from 80 acres to the 640-acre pre-emptive right allotment of early pastoralist, George Synnott.³ Garrett Brien acquired Crown allotment 4A in 1853, which extended on the north of what is now known You Yangs Road, between Edgars Road and the river. You Yangs Road led to a relatively early crossing point of the river, giving access to other local roads on the west side of Little River, and the You Yangs. It was known as Garrett's Crossing, after Garrett Brien. A single-span bluestone bridge was constructed in 1867 (HO122).⁴ On the south side of You Yangs Road, a number of recreational and sports grounds were established. The Little River Recreation Reserve appears to have been set aside in the 1850s, with an 1857 plan showing six acres for a 'cricket and recreation ground' adjacent to the Catholic Church site.⁵ A public park was reserved to the west of the cricket ground in 1890, now known as McNaughton Reserve, recognising the contribution of members of the McNaughton family to Little River.⁶

Subject site

The majority, if not all, of Brien's Crown allotment 4A was acquired by Samuel McNaughton in 1867.⁷ McNaughton was a well-known local farmer, who also owned land to the north of the subject site. He was a manager of the Little River Farmers Commons in the early 1860s.⁸ After his death in late 1896, the property was transferred to the joint ownership of the executors of his estate William Carr, and sons Angus McNaughton and Duncan McNaughton. The trio held the land, which west extended to the Little River, while the children and widow of Samuel's late son, Douglas, remained there.⁹

Ownership was transferred in 1913 to the adult children of Douglas: John, William and Donald McNaughton, and to Donald McNaughton as sole proprietor in 1914.¹⁰ Donald retained ownership of the 100-acre site until his death in 1966, after which ownership was passed to his wife, Louisa McNaughton. The broader property was subdivided in the 1970s, creating the existing property boundary and ending over 100 years of McNaughton family ownership.¹¹

It appears that the subject residence was constructed in c. 1913-14 as the house of farmer Douglas McNaughton at the time he took ownership. A survey plan of 1917 appears to show a building in this location, and this is repeated on the 1953 version of this Imperial Survey plan.¹²

The subject site can be seen in a 1974 aerial photograph at Figure 8, with outbuildings to the rear.



Figure 8 Aerial photograph, 1974, showing the subject property: the residence is indicated
Source: Historical Aerial Photography Collection, Landata, SERV

Description

The property at 80 You Yangs Road, Little River comprises a residence of 1913/14 and a collection of early twentieth century farm buildings. The buildings are set back from You Yangs Road by approximately 100 metres, and there is a remnant dry stone wall along the southern perimeter (HO134).

The residence is a single-storey bungalow with a distinctive column supported verandah to its front (south) elevation. The house is defined by a steeply pitched hipped roof which extends to form the verandah awning. The double-fronted residence is constructed of weatherboards on a brick base to dado height, two sets of tripartite windows flanking the front entry. On the east side of the house are two tall, exposed brick chimneys.

To the rear (north) of the house are a number of structures of vernacular construction which are related to the various farming activities at the property. These appear to date to the early twentieth century. The farm buildings include:

- A timber-framed woolshed clad in galvanised corrugated sheet metal
- A grain silo, also in corrugated sheet metal
- A small gabled dairy in red face brick
- A stable (assumed) with basalt rubble stone/dry stone walls, roofed in corrugated sheet metal

Comparative analysis

Farming is an important theme in the history of Wyndham. Much of the district was used for pastoral or agricultural uses through the nineteenth and twentieth centuries, and as such, there were numerous house and farm complexes across the municipality. However, many of these properties have been redeveloped or are now no longer intact, including examples that are included in the Heritage Overlay. The Robertson farm complex in Tarneit (HO28) includes the remnants of a bluestone house and drystone wall enclosure. Likewise, the Little River Farmers Common (HO130, HO135) drystone walls are reflective of the early struggles of small-scale farmers to access the land in the face of the dominance of the pastoral land holdings. A more intact example of farming practices in the area is the Richmond and McNaughton Properties (HO55) at 230 Edgars Road, Little River. The site includes ruins, bluestone stores, two timber house (1887, c. 1927), bluestone wells, bluestone and dry stone walls, from the different phases of farm operation. Other examples of twentieth century farming places include those in Werribee South, which developed as small-scale farms through the irrigation scheme.

Assessment Against Criteria

(Criteria adapted from *Planning Practice Note 1: Applying the Heritage Overlay*, August 2018)

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

The house and farm complex at 80 You Yangs Road, Little River is of local historical significance for demonstrating the importance of farming to the Little River district, and has associations with the prominent farming family the McNaughtons. The property was in McNaughton ownership from the 1860s until the 1960s and appears to have been developed as separate home and farm complex by Douglas McNaughton in the early 1910s.

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

N/A

*Place Citation**Criterion C*

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

The property comprises the 1910s bungalow and various farm buildings including a woolshed and grain silo, brick dairy and stable, along with a number of other structures. Together these buildings are representative significance to the municipality as a relatively intact farming property.

Criterion E

Importance in exhibiting particular aesthetic characteristics.

N/A

Criterion F

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

N/A

Criterion G

Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

N/A

Criterion H

Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.

The association with the McNaughton family is addressed under Criterion A.

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

4. Transforming and managing the land

- 4.4, Farming

6. Building towns, cities and the garden state

- 6.5, Living in country towns

Note

Aligns with Section 6.5, 'Agricultural settlement' in the *Wyndham Thematic Environmental History* (September 2023).

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the City of the Wyndham Planning Scheme. Extent of HO to include the house and farming buildings, as indicated at Figure 9. Note, the adjacent HO134 dry stone wall is to remain a separate HO, as this relates to the nineteenth century farming endeavours in Little River.

External Paint Controls	Yes (face brick external fabric to the residence, and the dairy)
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	Yes (woolshed, grain silo, dairy, stables)
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	-
Aboriginal heritage place	-



Figure 9 Recommended curtilage for the Heritage Overlay

Place Citation

-
- 1 'Plan of township and suburbs of Rothwell on the Little River', R34, put-away plan, Central Plan Office, Landata, Secure Electronic Registries Victoria.
 - 2 'Little River', Victorian Places, Monash University and University of Queensland, 2015, <https://www.victorianplaces.com.au/little-river>, accessed 21 December 2022.
 - 3 'Plan of the subdivision of section s in the Parishes of Cocoroc Murtcaim Bulban and Wurdi-Youang', C249, put-away plan, Central Plan Office, Landata, SERV.
 - 4 'Grant's Bridge, You Yangs Road, Little River', <https://wyndhamhistory.net.au/items/show/297>, accessed 17 August 2023.
 - 5 'R34 - Plan of the Township and Suburbs of Rothwell on the Little River County Grant', put-away plan, Central Plan Office, Landata, Secure Electronic Registries Victoria.
 - 6 Victoria Government Gazette, Gazette 116, 5 December 1890, p. 4721, and *Pers. Comm*, Les Sanderson, Little River Historical Society to Joy Painter, Wyndham City Council, December 2009, copy provided by Wyndham Council.
 - 7 Certificate of Title (cancelled), Volume 214 Folio 780, 1867, Landata, SERV.
 - 8 *Geelong Advertiser*, 19 July 1862, p. 1.
 - 9 Certificate of Title (cancelled), Volume 214 Folio 780, 1867, Landata, SERV; 64/707 Samuel McNaughton, Will, 1897, VPRS 7591/P2, Public Record Office Victoria.
 - 10 Certificate of Title (cancelled), Volume 3726 Folio 053, 1913, Landata, SERV.
 - 11 Certificate of Title, Volume 9059 Folio 950, 1974, Landata, SERV.
 - 12 'Ballan, Sunbury, Meredith & Melbourne', 1917, and Meredith, 1953, Imperial Survey Plans, held by State Library Victoria

Place Citation

Name	Campbell's Cove and Bailey's Beach Boatsheds Precinct	Site ID	
Address	Campbell's Cove Road, Werribee South	Date of citation	21 August 2023
Place type	Boatsheds, and associated slips and settings	Survey date	7 September 2022
Date of construction	c. 1930s-present		
Recommendation	Recommended for inclusion in the Schedule to the HO	Level of significance	Local



Figure 1
Bailey's Beach
boatsheds, view looking
south-west



Figure 2
Bailey's Beach
boatsheds, view looking
north-east



Figure 3
View of Bailey's
Beach boatsheds from
Campbell's Cove Road



Figure 4
Campbell's Cove
boatsheds, view looking
south-west

Place Citation



Figure 5
Campbell's Cove
boatsheds, view looking
south-west



Figure 6
Campbell's Cove
boatsheds, view looking
north-east

Place Citation



Figure 7
Aerial view of
Campbell's Cove
boatsheds (Source:
Nearmap.com, 11
January 2023)



Figure 8
Aerial view of Bailey's
Beach boatsheds
(Source:
Nearmap.com, 11
January 2023)

Statement of Significance

What is significant?

The Campbell's Cove and Bailey's Beach boatsheds, and their coastal settings. The boatsheds are in two groups, each with distinct aesthetic characteristics and landscape qualities.

Bailey's Beach, to the west of Cunningham's Road, comprises approximately 14 boatsheds, with a hard-paved apron and integrated slipways and ramps. The boatsheds in this group, the majority of which are built into the cliff face, are of one and two levels and generally have gabled roofs. They are constructed of varied materials, including masonry, concrete, sheet metal and timber. As seen from Campbell's Cove Road, the upper sections of the boatsheds' rear elevations are visible.

Campbell's Cove, to the east of Cunningham's Road, comprises approximately 130 detached boatsheds set in vegetated sand dunes. The age and presentation of the boatsheds vary considerably, with some likely to date to the mid-twentieth century. As is the case with the Bailey's Beach group, the Campbell's Cove boatsheds are typically modest and informal structures, often demonstrating evidence of construction in multiple phases. The boatsheds are almost all of one level. The majority are timber framed with cladding, variously, in weatherboard, fibre board, plasterboard and sheet metal.

The area of the foreshore between the two groups of boatsheds is not of heritage significant. The interiors of the boatsheds are likewise not significant.

How is it significant?

The Campbell's Cove and Bailey's Beach boatsheds are of historical, aesthetic and social significance to the City of Wyndham [Criteria A, D, E and G].

Why is it significant?

The Campbell's Cove and Bailey's Beach boatsheds are historically significant to the City of Wyndham as a feature of the Werribee South coastal reserve since at least the early 1930s. The early boatsheds were established by local anglers. Growth in the post-World War II period was strongly influenced by the influx of migrants from southern Europe, particularly from Malta, Italy, Macedonia and Greece. More broadly, the boatsheds are associated with the development of coastal recreational culture in Wyndham (and Victoria) since European settlement, as demonstrated through their functional and often improvised form where budgetary and practical considerations were priorities. [Criterion A]

The Campbell's Cove boatsheds demonstrate the principal characteristics of groupings of boatsheds (and bathing boxes) through their small scale, gabled roofs and rudimentary design using simple materials, including weatherboard cladding and corrugated roof sheeting. In composite, the boatsheds present as a picturesque feature of the coastal reserve. The Bailey's Beach boatsheds adopt a distinct and more robust aesthetic, with extensive use of brickwork and concrete, as well as timber and metal sheeting. [Criterion D]

The Campbell's Cove and Bailey's Beach boatsheds, and their landscape settings, are of aesthetic significance to the City of Wyndham. The Campbell's Cove boatsheds are a distinctive feature of the coastal environs, notable for their diverse colours and a general consistency of scale and form. The visual impact of the boatsheds is enhanced by their setting along the vegetated sand dunes. The Bailey's Beach boatsheds are likewise a distinctive feature of the coastal environs. This group has a robust aesthetic and is further distinguished by the hard-paved apron and integrated slipways, as well as its setting in the cliff face. [Criterion E]

Place Citation

The Bailey's Beach and Campbell's Cove boatsheds have been the focus of strong community ties since the interwar period, a product of practice (fishing and recreation) as well as concepts of mutual support and common experience. The Werribee South foreshore has traditionally been unsuitable for swimming or bathing due to the amount of seaweed brought onto the beaches. It has, however, been a popular and productive location for anglers since at least the 1930s. Fishing competitions and social events remain regular activities on the Werribee Foreshore, organised by the Wyndham Boatshed Association Inc. It is also noted that the boatsheds along Campbell's Cove and Bailey's Beach have been widely photographed and published on social media platforms. [Criterion G]

The following features and elements contribute to the Campbell's Cove and Bailey's Beach boatshed precinct:

Campbell's Cove

- The setting of the boatsheds in vegetated sand dunes.
- The diverse and highly evolved grouping of small-scale structures in a row addressing Port Phillip Bay. The boatsheds, which have a modest and improvised character, are generally timber framed with cladding in weatherboard, plasterboard, fibre board and sheet metal. Roof forms vary, although gables predominate.
- The alignment of the boatsheds with the coast.

Bailey's Beach

- The setting of the boatsheds in the cliff face.
- The hard-paved 'apron' with integrated slipways and ramps.
- The small-scale structures boatsheds, with a broad consistency of scale and generally built of concrete, brickwork and weatherboard. The majority have gabled roof forms.

Summary chronology

The Werribee Foreshore Reserve is situated on the lands of the Bunurong peoples of the Kulin Nation, the Traditional Custodians of that Country. Despite the effects of colonisation, including dispossession of land, the Traditional Owners have maintained a continuing connection to land, waters and culture within the City of Wyndham.

- 1880 The Werribee Foreshore Reserve, which includes the area now occupied by Campbell's Cove and Bailey's Beach, was reserved by the Crown for public purposes (Figure 9).
- 1930 In the 1930s a number of structures were constructed along the Werribee Foreshore Reserve.¹ The first to be recorded was a 'humpy', built to the south of RAAF Base Point Cook by a Mr Cliff Elliot in 1925.² In 1930, Elliot was moved on by RAAF officers and the humpy destroyed.³ In the same year, he became the first to build a boatshed at the area now known as Bailey's Beach (it later burned down).⁴ Until 1938, this beach was known as Elliot's Beach; it was renamed for Ted Bailey, who is recorded as the second person to construct a boatshed there.⁵
- 1931 The Board of Land and Works (BLW) placed the Werribee Foreshore Reserve under the control of the Shire of Werribee as a Committee of Management.⁶ The Committee was provided with a suite of regulations by the BLW, including guidelines for the construction of boatsheds and limits on use (residential occupation was prohibited).⁷
- 1934 Campbell's Cove was named after Fred Campbell, a plumber who had built a boatshed on Ted Bailey's property.⁸ A second boatshed was erected at Campbell's Cove by Mr Eric Wooley, a registered angler.⁹
- 1944 By October 1944 there were four boatsheds at Bailey's Beach.¹⁰
- 1951 By 1951 there were approximately 30 boatsheds and seven slipways along the Werribee Foreshore Reserve (the area including Campbell's Cove and Bailey's Beach). There were also at least 100 boatshed sites available for an annual fee of £2 and two shillings.¹¹
- 1963 In the 1950/60s, Werribee and its environs experienced a wave of immigration with the relatively low cost of land contributing to the rapid population increase.¹² In July 1963 the Shire of Werribee recorded that there were 164 boatshed sites at Campbell's Cove and 19 at Bailey's Beach (Figure 10 and Figure 11).¹³
- 1964 The Werribee Foreshore Reserve Committee recorded that there were two slipways and one launching ramp at Campbell's Cove and nine slipways at Bailey's Beach (Figure 12).¹⁴ There was also 22 boat ramps variously of cement, malthoid, metal and timber construction that had not been authorised by the Lands Department.¹⁵
- 1967 The Port Phillip Authority inspected the Werribee Foreshore Reserve and, 'was left with no doubt in its mind that the entire foreshore abutting the Shire of Werribee was in a disgraceful condition and reflected little credit on the Foreshore Committee of Management having regard, in particular to the considerable revenue which has been derived over the years from the occupants of boatshed sites in the Campbell's Cove/Bailey's Beach section'¹⁶ (Figure 9). The Campbell's Cove and Bailey's Beach Development Committee was formed in response to the Authority's concerns, which were shared by the broader community. The Development Committee communicated with the Werribee Foreshore Committee to resolve issues of boatshed repair and maintenance. The Development Committee was also tasked with planning and executing improvements to the beaches.
- 1973 The Werribee South Riding Ratepayers Association launched a campaign against the boatsheds, writing to the Shire of Werribee that it should cease future transfer of boatshed lots and remove all boatsheds from the Werribee Foreshore Reserve.¹⁷

Place Citation

An inspection carried out by the Werribee Foreshore Committee in 1973 noted that over 50 of the boatsheds were in a state of disrepair and required that they be either renovated or demolished.¹⁸ As well as the physical improvements to boatsheds efforts were made to address coastal erosion.

- 1994 Restructuring of Victoria's local governments led to boundary changes and the renaming of the municipality as Wyndham City Council.
- 2001 Wyndham City Council drafted a formal licensing system and Boatshed Management Policy.
The Wyndham Boatshed Association Inc was formed to negotiate with Wyndham City Council on behalf of the boatshed owners regarding the draft Boatshed Management Policy.
- 2003 *October* – Wyndham City Council formally adopted the Boatshed Management Policy.
- 2004 *March* – The first licenses were issued to occupants of boatsheds in Campbell's Cove and Bailey's Beach.
- 2015 The Department of Environment, Land, Water and Planning introduced *Standards for Bathing Box & Boatshed – Construction Guidelines*. The guidelines applied to Crown land in coastal areas throughout Victoria.
- 2016 Wyndham City Council introduced an updated Boatshed Management Policy, including details of the rights and responsibilities of boatshed licensees. The updated policy was consistent with the DELWP guidelines. The Policy also included Council's framework for the on-going management of boatsheds along Bailey's Beach and Campbell's Cove.



Figure 9 Crown allotment map of Werribee, 1880
Source: Public Record Office Victoria, VPRS 8168, P0002

Place Citation



Figure 10 Aerial view of the Werribee Foreshore showing the extent of boatsheds along Campbell's Cove in 1963
Source: Landata, Historical Aerial Photography Collection



Figure 11 Aerial view of the Werribee Foreshore showing the extent of boatsheds along Bailey's Beach in 1963
Source: Landata, Historical Aerial Photography Collection

Place Citation

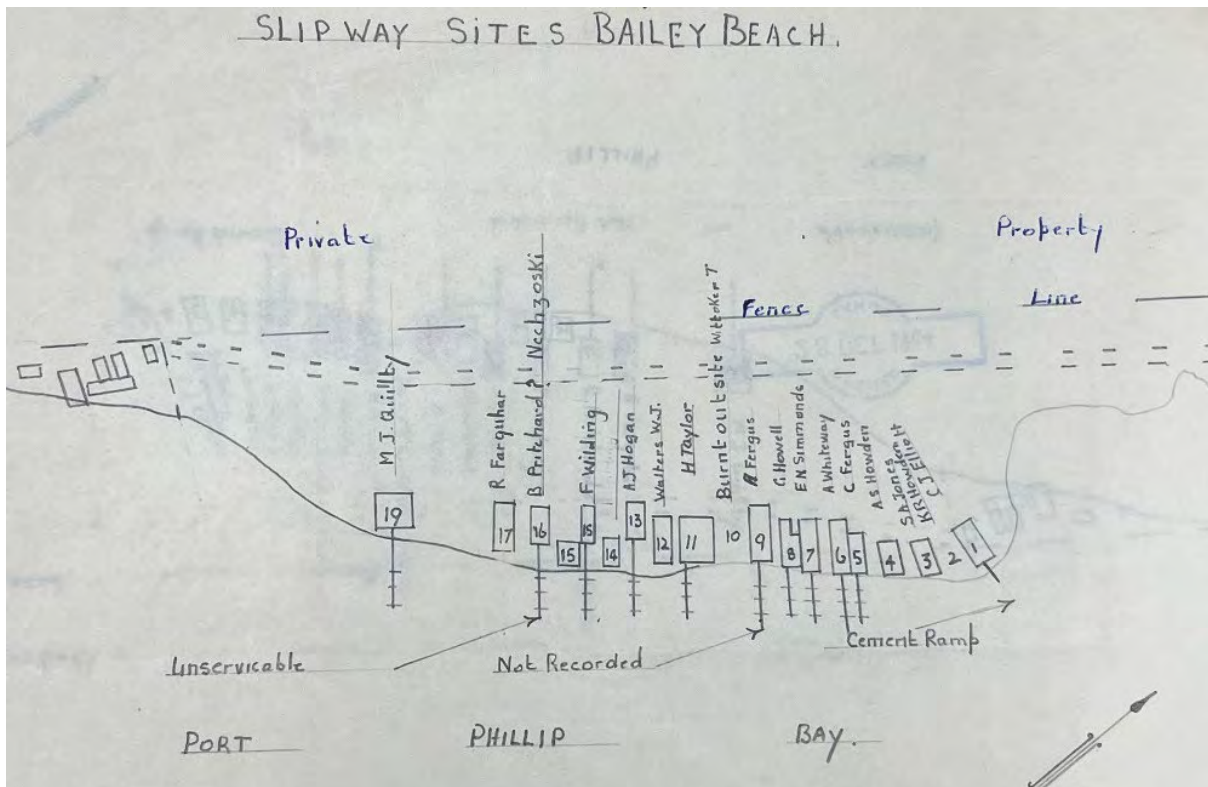


Figure 12 Drawing of slipway sites at Bailey's Beach in 1967
Source: Public Record Office Victoria, VPRS 11794, P0001



Figure 13 Photograph from 1967 newspaper article reporting on the Port Phillip Authority's concerns about the unsightly state of Campbell's Cove and Bailey's Beach
Source: Public Record Office Victoria, VPRS 11794, P0001

Summary social history

The Bailey's Beach and Campbell's Cove boatsheds have been the focus of strong community ties since the interwar period, a product of practice (fishing and recreation) as well as concepts of mutual support and common experience.

The following is based on discussion with present and former boatshed licence holders, representatives of the Wyndham Boatshed Association Inc and staff of Wyndham City Council.

Fishing

The Werribee South foreshore has traditionally been unsuitable for swimming or bathing due to the amount of seaweed brought onto the beaches. It has, however, been a popular and productive location for anglers since at least the 1930s.

Eighteen fishermen held licenses for the Werribee Foreshore in the 1930s,¹⁹ and the Campbell's Cove Angler's Club held regular fishing competitions from 1951.²⁰ Boatshed occupants interviewed in 1994 reported that they fished 'every weekend and always [left] with a bucket full of fish'.²¹ One boatshed occupant who had purchased his boatshed in 1964 recounted in 1994 that he would 'visit Werribee four or five times a week in a fishing season.'²² Today, fishing competitions and social events on the Werribee Foreshore are organised on a regular basis by the Wyndham Boatshed Association Inc (see also below), typically in March.²³

In terms of physical fabric, the association with the fishing community remains evident, particularly at Bailey's Beach which retains numerous slipways/ramps, as well as fish cleaning stations.

Migration

The Bailey's Beach and Campbell's Cove boatsheds have strong associations with migrant groups, particularly Italians, Maltese, Macedonians and Greeks. Some families have multi-generational links with the locality.²⁴

The expanded irrigation scheme in Werribee South attracted predominantly southern European migrants from the 1920s, many of whom established successful market garden industries and associated businesses.²⁵ The post-World War II period saw a second influx,²⁶ with high concentrations of Italians and Maltese, particularly from Gozo, an island with a strong fishing tradition.²⁷ It has been estimated that during the mid-1960s and 1970s, 15 percent of the boatsheds along the foreshore were owned by Maltese migrants.²⁸

Wyndham Boatshed Association

The Wyndham Boatshed Association Inc represents license holders of boatsheds on Campbell's Cove and Bailey's Beach. Key functions of the Association – which seeks to 'preserve and promote local heritage and culture'²⁹ – include representing the interests of members, entering into contracts for the provision of collective foreshore services and participating in formal arrangements to enhance the interests of all licensed holders of bathing boxes and boatsheds around the Port Phillip Bay and Westernport.³⁰ The Association, as noted, organises annual fishing and social events.

The boatsheds along Campbell's Cove and Bailey's Beach have been widely photographed and published on social media platforms as well as numerous fishing guide websites.

Description

There are approximately 143 boatsheds located within the Werribee Foreshore Reserve, which extends from the south-west of RAAF Base Point Cook to the mouth of the Werribee River. There are two distinct groups:

- Bailey's Beach, to the west of Cunningham's Road, comprises 14 boatsheds, built into the cliff face; and
- Campbell's Cove, to the east of Cunningham's Road, comprises approximately 129 boatsheds, set in vegetated sand dunes.

Both of the groups are arranged in a single line following the curve of the bay and, in broad terms, have a general consistency of scale and character (discussed further below).

Bailey's Beach

The Bailey's Beach boatsheds (known colloquially as the 'Fitzroy End') have a robust, industrial appearance, with a hard-paved apron and integrated slipways and ramps. This group is of one and two levels generally with gabled roof forms. The age of the boatsheds has not been established, although some are evident in the 1963 aerial photograph and may date from the 1930s/40s in their original form.

The Bailey's Beach boatsheds are, in the main, rudimentary structures constructed of varied materials, often in composite, including masonry, concrete, sheet metal and timber. As perceived from Campbell's Cove Road, the upper sections of the boatsheds' rear elevations are visible.

Campbell's Cove

The Campbell's Cove boatsheds are generally set back from the shoreline behind a shallow beach and grassed area. The age and presentation of the boatsheds vary considerably, with some possibly dating to the mid-twentieth century. A small number are in a ruinous condition. As is the case with the Bailey's Beach group, the boatsheds of long standing are typically modest and informal structures, often demonstrating evidence of construction in multiple phases (see commentary below about boatsheds introduced since 2001).

The Campbell's Cove boatsheds are generally detached single storey structures with gabled roofs, although there are exceptions. Footings vary; some boatsheds are raised on stumps above the vegetated dunes, others are on concrete slabs. Bay-facing verandas are common, with timber decks. There are also instances of enclosed verandas, a condition that does not comply with Wyndham City Council's Boatshed Management Policy (2016).

Recurrent features include full-width doorways (for boats) facing the bay with secondary entrances and windows to the side elevations. There are also examples of entrances to the rear. Materials vary, with timber (weatherboard), plasterboard, fibre board and sheet metal predominating. A number of the Campbell's Cove boatsheds have concrete ramps, or remnants of ramps. Paint treatments and finishes vary considerably, with some being notably vibrant.

Boatsheds constructed (or replaced) since c. 2001, when the Wyndham Boatshed Policy was adopted, are: generally contained within the building footprint (which is based on measurements taken in 2001); do not incorporate additions; do not include elements that are peripheral to the footprint (i.e. stairs, water tanks, paved areas and slipways); and do not have enclosed verandas. It is noted that the Boatshed Policy is not prescriptive in terms of materials or the design of boatsheds, but the majority of post-2001 boatsheds are timber-framed, clad in weatherboard (or weatherboard-like materials, including Hardiplank), have simple gabled roof forms and are single storey (Figure 14).



Figure 14 Boatsheds that comply with the Wyndham Boatshed Policy (photograph, September 2022)

Comparative analysis

The following considers groups of boatsheds (and bathing boxes) in a Victorian context, and how they are valued from a heritage perspective. This recognises that there are no directly parallel groups in the City of Wyndham.

Boatsheds and bathing boxes emerged along inner metropolitan Melbourne's foreshores from the mid-nineteenth century.³¹ Bathing boxes were generally built for the wealthier classes of Melbournians who preferred to use private bathing box structures for changing rather than the public sea bathing houses.³²

The Brighton Bathing Boxes and Dendy Street Beach structures (Victorian Heritage Register H2369, Figure 15) are perhaps the most celebrated Victorian beach structures, being representative of the mid-nineteenth century development of compact gable-roofed and brightly decorated beach changing rooms that were later used for recreational purposes. The Brighton Bathing Boxes have achieved a state-wide resonance and recognition that is consistent with the group's inclusion in the VHR.

The Edwardian-era and the period following World War II saw the construction of foreshore structures come under the watch of various local council foreshore reserve committees.³³ These committees generally developed standard designs and dimensions.³⁴

By the interwar period, beach huts, boatsheds and bathing boxes were a common feature on Victorian beaches, with thousands of the structures around the bay, often positioned between vegetated dunes and cliff, and increasingly away from the water as modesty considerations eased. Notable groups emerged on beaches at Black Rock, Mentone, Hampton and Sandringham. Today, there are groups of boatsheds and/or bathing boxes on the foreshore areas at Mornington, Mount Eliza, Mount Martha, Portsea, Rosebud, Seaford, Rye and Safety Beach.

Place Citation

While bathing boxes are typically more prominent than boatsheds, Kingston's foreshore includes approximately 190 boatsheds and bathing boxes along a five-kilometre stretch of beach between Aspendale in central Kingston and Bonbeach in Kingston's south. Similar to the historical development of the Werribee Foreshore Reserve boatsheds, the coastal structures evolved from the early 1900s (Figure 16).³⁵ Analogous to the Campbell's Cove and Bailey's Beach boatsheds, the Kingston group survived a period of public scrutiny and criticism in the 1960s and 1970s.³⁶

Kingston's boatsheds and bathing boxes are not included in the Schedule to the Heritage Overlay of the Kingston Planning Scheme. However, the City of Kingston's Boatshed and Bathing Box Policy acknowledges that the boatsheds have historical significance as well as being an 'icon to our city.'³⁷



Figure 15 Bathing boxes at Brighton Beach



Figure 16 Boatshed under construction on Kingston Beach, 1963
Source: Leader Collection, City of Kingston

Assessment Against Criteria

Criteria endorsed by the Heritage Council on 6 December 2012 (Reviewed and updated 4 April 2019)

Criterion A

Importance to the course, or pattern, of the City of Wyndham's cultural history.

The Campbell's Cove and Bailey's Beach boatsheds, and their landscape setting, are historically significant to the City of Wyndham as a feature of the Werribee South coastal reserve since at least the early 1930s.

Historically the boatsheds are associated with the local fishing community. The evolution of the boatsheds in the post-World War II period was strongly influenced by the influx of migrants from southern Europe particularly from Maltese, Italy, Macedonia and Greece.

More broadly, the boatsheds are associated with the development of coastal recreational culture in Victoria since European settlement, as demonstrated through their functional and often improvised form where budgetary and practical considerations were priorities.

Criterion B

Possession of uncommon, rare or endangered aspects of the City of Wyndham's cultural history.

Groupings of boatsheds are uncommon in the context of the City of Wyndham, as is the case in the majority of municipalities in Victoria. This criterion is not considered to apply.

Criterion C

Potential to yield information that will contribute to an understanding of the City of Wyndham's cultural history.

N/A

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

The boatsheds at Campbell's Cove and Bailey's Beach demonstrate the principal characteristics of boatsheds and equivalent structures (including bathing boxes) on coastal reserves throughout Victoria and beyond. They are typically modest and informal buildings of varying age, material and character. Many of them were built in multiple phases, with additions and accretions introduced over time. The boatsheds have a broad consistency of scale (predominantly single storey, with some having a second level) and are sited in a single row, responsive to the shoreline.

Criterion E

Importance in exhibiting particular aesthetic characteristics.

The Campbell's Cove and Bailey's Beach boatsheds, and their landscape settings, are of aesthetic significance to the City of Wyndham. In composite, the two groups present as picturesque features of the coastal reserve.

The Campbell's Cove boatsheds are notable for their distinctive and diverse colours and for their general consistency of scale and form. The visual impact of the boatsheds is enhanced by their setting along the vegetated sand dunes. The boatsheds, which have a modest and improvised character, are generally timber framed with cladding in weatherboard, plasterboard, fibre board and sheet metal. Roof forms vary, although gables predominate.

The Bailey's Beach boatsheds are likewise a distinctive feature of the coastal environs with a general consistency of scale, form and height, with many extending to two levels. This grouping has a robust aesthetic and is further distinguished by the concrete (hard-paved) apron and integrated slipways, as well as its setting in the cliff face.

*Place Citation**Criterion F*

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

N/A

Criterion G

Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons.

The Bailey's Beach and Campbell's Cove boatsheds have been the focus of strong community ties since the interwar period, a product of practice (fishing and recreation) as well as concepts of mutual support and common experience.

The Werribee South foreshore has traditionally been unsuitable for swimming or bathing due to the amount of seaweed brought onto the beaches. It has, however, been a popular and productive location for anglers since at least the 1930s. Fishing competitions and social events remain regular activities on the Werribee Foreshore, organised by the Wyndham Boatshed Association Inc.

It is also noted that the boatsheds along Campbell's Cove and Bailey's Beach have been widely photographed and published on social media platforms as well as numerous fishing guide websites.

Criterion H

Special association with the life or works of a person, or group of persons, of importance in the City of Wyndham's history.

N/A

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

9. Shaping cultural and creative life

- 9.1 Participating in sport and recreation

Note

Aligns with Section 16.5, 'Boating and fishing' in the *Wyndham Thematic Environmental History* (September 2023).

Gradings and recommendations

The groups of boatsheds at Bailey's Beach and Campbell's Cove are recommended for inclusion in the Schedule to the Heritage Overlay of the Wyndham Planning Scheme. The recommended extents are indicated at Figures 17-19.

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences exemptions	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	-
Incorporated plan	<i>Campbell's Cove and Bailey's Beach Boatsheds Heritage Design Guidelines and Permit Exemptions</i>
Aboriginal heritage place	-

Management principles and guidelines

The Campbell's Cove and Bailey's Beach boatsheds are recommended for inclusion in the Schedule to the Heritage Overlay of the Wyndham Planning Scheme. As such, the heritage provisions of the Planning Scheme apply, specifically those set out at Clause 15.03-1S and Clause 43.01.

Requirements under Clause 43.01 include the following:

- No permit is required for anything done in accordance with an incorporated plan specified in a schedule to this overlay (*Note: See the Campbell's Cove and Bailey's Beach Boatsheds Heritage Design Guidelines and Permit Exemptions.*)
- The schedule to the HO must specify a statement of significance for each heritage place included in the schedule (*Note: In the case of the Campbell's Cove and Bailey's Beach Boatsheds the relevant statement of significance is contained in this document.*)
- Heritage design guidelines may be specified for any place in the HO. The design guidelines must not contain any mandatory requirements.



Figure 17 Extent of the two boatshed groupings: Campbell's Cove to the east and Bailey's Beach to the west

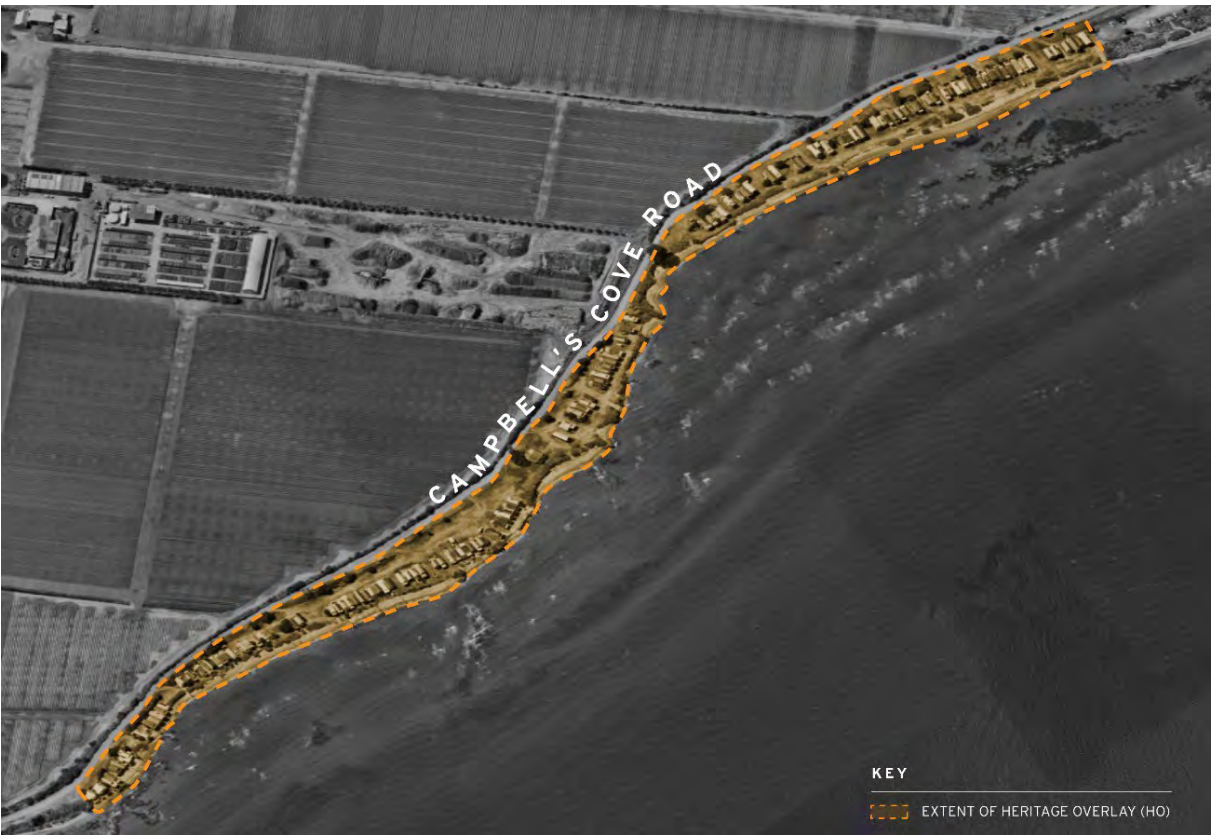


Figure 18 Campbell's Cove boatsheds extent: there are approximately 130 individual sheds

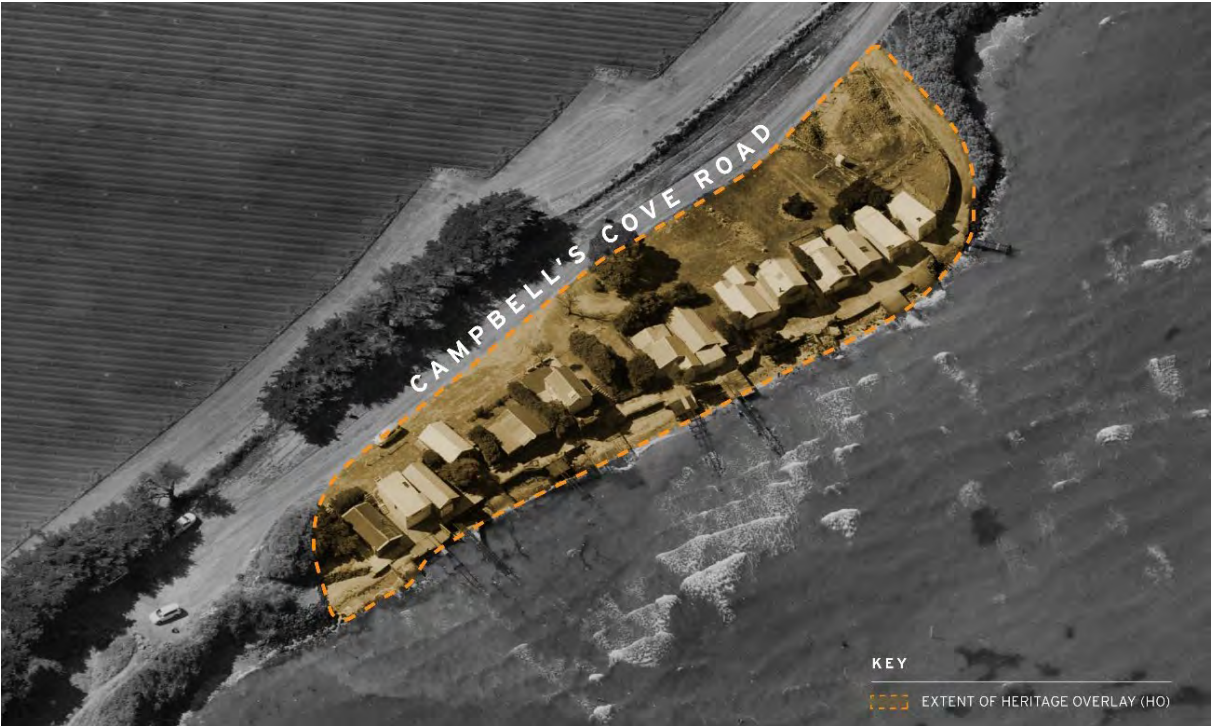


Figure 19 Bailey's Cove boatsheds

ENDNOTES

- 1 Caroline Overington, no date, 'Campbell's Cove's History Continued ... Humpy First Shack at Cove', newspaper clipping provided by Wyndham District Historical Society.
- 2 Caroline Overington, no date, 'Campbell's Cove's History Continued ... Humpy First Shack at Cove', newspaper clipping provided by Wyndham District Historical Society.
- 3 Caroline Overington, no date, 'Campbell's Cove's History Continued ... Humpy First Shack at Cove', newspaper clipping provided by Wyndham District Historical Society.
- 4 Caroline Overington, no date, 'Campbell's Cove's History Continued ... Humpy First Shack at Cove', newspaper clipping provided by Wyndham District Historical Society.
- 5 Caroline Overington, no date, 'Campbell's Cove's History Continued ... Humpy First Shack at Cove', newspaper clipping provided by Wyndham District Historical Society.
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- 10 Lands Dept. File RS 500 cited in Context Pty Ltd, *City of Wyndham Heritage Study 1997* prepared for the City of Wyndham, 1997, p. 404.
- 11 'Werribee Shire Council', *Werribee Shire Banner*, 21 September 1950, p. 4; Context Pty Ltd, *City of Wyndham Heritage Study 1997* prepared for the City of Wyndham, 1997, p. 404.
- 12 Margaret Campbell, *From There to Here: Excerpts from the First-Person Accounts of Family Migration Werribee 1840s-2000s Recorded for a Centenary of Federation Community Grant Project*, Werribee Community Centre Inc., 2005, p. 8.
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- 15 N J Cahill, Acting Divisional Officer, 4 March 1965, Department of Crown Lands and Survey, Department of Natural Resources & Environment Public Land Administration, G 54278, Public Record Office Victoria, VPRS 11794, P0001, 40.
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Place Citation

-
- 21 Eric Goodger', *Werribee Shire Banner*, 26 January 1994, p. 20, provided by Wyndham District Historical Society.
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CAMPBELL'S COVE AND BAILEY'S BEACH BOATSHEDS PRECINCT

HERITAGE DESIGN GUIDELINES AND PERMIT EXEMPTIONS

Werribee South, City of Wyndham

15 September 2023

Prepared for

CITY OF WYNDHAM

Prepared by

LOVELL CHEN



Quality Assurance Register

The following quality assurance register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our quality management system.

Project no.	Issue no.	Description	Issue date	Approval
10055	1	Draft	15 September 2023	AM

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INTRODUCTION

These heritage design guidelines and permit exemptions have been prepared for the Campbell's Cove and Bailey's Beach Boatsheds Precinct, Werribee South. The boatsheds are in two groups, each with distinct aesthetic characteristics and landscape qualities.

This incorporated plan sets out design guidelines (for the Bailey's Beach boatsheds) and permit exemptions (for both groups of boatsheds) from the provisions of the Heritage Overlay in accordance with VPP Clause 43.01-3. The document applies only to the Campbell's Cove and Bailey's Beach Boatsheds Precinct, Werribee South.

Bailey's Beach

Bailey's Beach includes approximately 14 boatsheds, with a hard-paved apron and integrated slipways and ramps. The boatsheds in this group, the majority of which are built into the cliff face, are of one and two levels and generally have gabled roofs. They are constructed of varied materials, including masonry, concrete, sheet metal and timber.

Campbell's Cove

Campbell's Cove, to the east of Cunningham's Road, comprises approximately 130 detached boatsheds set in vegetated sand dunes. The age and presentation of the boatsheds vary considerably, with some likely to date to the mid-twentieth century. As is the case with the Bailey's Beach group, the Campbell's Cove boatsheds are typically modest and informal structures, often demonstrating evidence of construction in multiple phases. The boatsheds are almost all of one level. The majority are timber framed with cladding, variously, in weatherboard, fibre board, plasterboard and sheet metal.

The heritage design guidelines have been prepared to guide development within the mapped extent of the heritage precinct to ensure that the identified heritage values of the place are conserved. It is noted that the area of the foreshore between the two groups of boatsheds is not of heritage significance. The interiors of the boatsheds are likewise not significant.

City of Wyndham Boatshed Management Policy (2016)

Wyndham City Council is the Committee of Management for the Werribee Foreshore Reserve under the provisions of the *Crown Land (Reserves) Act 1978*. The foreshore reserve includes the Campbell's Cove and Bailey's Beach Boatsheds precinct.

The City of Wyndham Boatshed Management Policy (adopted on 29 March 2016) articulates the rights and responsibilities of boatshed licensees and states Council's policy framework for the on-going management and control of boatsheds located within the foreshore reserve.

The key purpose of the Boatshed Management Policy is to provide for the protection and improvement of the reserve for the benefit and use of all coastal users, including boatshed licensees consistent with the aims and obligations described in:

- The *Crown Land (Reserves) Act 1978*, and associated regulations;
- The *Coastal Management Act 1995*;
- The Victorian Coastal Strategy; and
- All other laws, regulations, statutes, and local laws relevant to the use of the coastal reserve.

The Boatshed Management Policy describes the rights and responsibilities of boatshed licensees. These include:

Each licence includes a plan of the Licensed Site including the Building Footprint, based on measurements taken in 2001 but in some instances amended as necessary. The Licensed site plan includes dimensions for the site boundaries, and all permanent improvements on the site including the boatshed and peripheral elements including decks, (open or roofed), stairs, water tanks, paved areas, and 'Ancillary Improvements' including slipways, boat ramps, and stairs physically separated from the boatshed and peripherals but constructed to service the aligned Boatshed. The Building Footprint, for the purposes of this policy and the licences, comprises only the boatshed itself, but the peripheral elements are also identified, acknowledged and distinguished to ensure that they are separately defined from the Boatsheds 'for the record' and not built on. In some instances action has been taken to force licensees to remove building extensions constructed over these areas in defiance of this policy and the licence conditions, usually on the pretext that the Licensee assumed that the Building Footprint included all decks, hardstand areas etc. This policy explicitly forbids extensions of the boatsheds beyond the existing wall lines. Enclosure of roofed areas over decks by adding walls is also not permitted. The Building Footprint and the measurements depict the full extent of the allowable area within the Licensed Site which may be occupied by a boatshed. Any extension of a boatshed beyond the 2001 Building Footprint measurements may be deemed unauthorised and Council may enforce removal of such extensions prior to renewing the licence for affected boatsheds. Please note building setback and separation distances shown on the Licenced Area plans are taken from the eaves lines, not the boatshed walls, so care should be taken to ensure that buildings are not extended into those areas.

In addition to the above, the Boatshed Management Policy addresses a breadth of considerations including but not limited to:

- The administration of boatshed licenses;

- The statutory context (legislative framework);
- Considerations relating to the use of boatsheds;
- The management of change to existing boatsheds;
- The replacement of boatsheds; and
- Services, facilities and storage.

DELWP Standards for Bathing Box and Boatshed – Construction Guidelines, 2015

The Boatshed Management Policy is consistent with Standards for Bathing Boxes and Boatsheds issued by the Department of Environment, Land, Water and Planning (now the Department of Energy, Environment and Climate Action) in 2015. The Policy (Section 5.5) requires that, ‘modifications, including alterations, reconstruction, maintenance repair and removal, must be consistent with the DELWP Standards for Bathing Box & Boatshed – Construction Guidelines 2015’.

As noted at Section 5.5 of the Boatshed Management Policy:

Council acknowledges that the [DELWP standards] do not take sufficient account of:

- the various construction materials and designs that have been utilised to construct many of the existing, long standing boatsheds in the Werribee South Reserve; and
- the specific topography of some sections of the Werribee South foreshore which differs from many other foreshore areas around Port Phillip Bay, which is implicit in the standards.

Where existing structures do not comply with the DELWP Standards for Bathing Box & Boatshed – Construction Guidelines 2015, variations to these standards may be approved at the discretion of the Council. Any such variations must be compliant with the Building Code of Australia.

Similarly, proposed changes to or reconstruction of boatsheds may have some components approved by Council that are inconsistent with the DELWP Standards for Bathing Box & Boatshed – Construction Guidelines 2015 where warranted by the circumstances relevant to each instance e.g. the major repair or reconstruction of an existing boatshed where concrete has been previously used or is a more suitable material to suit the topography of the site; or the site topography renders the application of the DELWP Standards for Bathing Box & Boatshed – Construction Guidelines 2015 impractical.

DESIGN GUIDELINES AND PERMIT EXEMPTIONS

The two groups of boatsheds at Campbell's Cove and Bailey's Beach share common histories and associations but have different physical characteristics with different implications for management from a heritage perspective.

Campbell's Cove Boatsheds

The Campbell's Cove boatsheds (c. 130) are valued collectively, as a long-standing feature of the coastal reserve. Individual boatsheds have not been identified as significant.

Valued attributes of the boatsheds from a heritage perspective include their general consistency of scale and form and character (modest), their setting in the vegetated dunes and their relationship with the bay.

Permit exemptions

Works at Campbell's Cove within the mapped extent of the Boatsheds Precinct that are consistent with Wyndham City Council's Boatshed Management Policy 2016 and DEWLP's Standards for Bathing Box & Boatshed – Construction Guidelines 2015 are permit exempt. This includes change to boatsheds (Boatshed Management Policy, Section 5.2) and the replacement of boatsheds (Boatshed Management Policy, Section 5.3).

Bailey's Beach Boatsheds

The Bailey's Beach boatsheds (c. 14) are valued collectively as a long-standing feature of the coastal reserve. Individual boatsheds have not been identified as significant.

Valued attributes of the boatsheds from a heritage perspective are their setting in the cliff face, their comparatively robust aesthetic (including the predominance of masonry, concrete, stonework and corrugated sheet metal) and the hard-paved apron with integrated slipways that connect the boatsheds.

Heritage Design Guidelines

Ground plane

The retention of a hard landscape treatment to the ground plane, consistent with the existing condition, is encouraged.

Construction materials

The use of concrete, brickwork, masonry and corrugated sheet metal is encouraged, to maintain the broadly consistent and cohesive aesthetic of the Bailey's Beach boatsheds.

Height

Replacement boatsheds at Bailey's Beach should be no higher than their predecessors.

Permit exemptions

DEWLP's Standards for Bathing Box & Boatshed – Construction Guidelines 2015

Works within the mapped extent of the Boatsheds Precinct at Bailey's Beach that are consistent with Wyndham City Council's Boatshed Management Policy 2016 and the following sections of the DEWLP's Standards for Bathing Box & Boatshed – Construction Guidelines 2015 are permit exempt:

- 2.2.1, Building envelope

- 2.2.2, Openings
- 3.3, Structural integrity
- 3.4, Loading conditions
- 4.5, Roof
- 4.9, Roof sheeting and decoration

Slipways

Works to maintain the existing slipways at Bailey's Beach are permit exempt.

New slipways in the same the location as existing slipways are permit exempt.

(Note: Permits/approvals for works to slipways may be required under other legislation and/or for compliance with other statutory guidelines.)

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