

*Place Citation*

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



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



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.<sup>1</sup> 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

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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.<sup>2</sup>

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 hectares<sup>3</sup> – 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.<sup>4</sup>

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.<sup>5</sup>

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.<sup>6</sup>

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.<sup>7</sup> 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.<sup>8</sup>

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).<sup>9</sup> 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.<sup>10</sup>

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.<sup>11</sup> Members of the Beamish family owned land in Beamish Street in the early stage of its subdivision, including numbers 14 and 16.<sup>12</sup>



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.<sup>13</sup> Henry Gibbons was born in Berkshire, England in 1877. He arrived in Werribee, via South Australia, in 1886.<sup>14</sup> Gibbons was a tradesman who ran a timber yard and shop in Wyndham township.<sup>15</sup> 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).<sup>16</sup>

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.<sup>17</sup> 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'<sup>18</sup> and noted that a number of 'nice villas' had been completed in Gibbons Street and in the Beamish Street subdivision.<sup>19</sup> In 1924, Gibbons and Beamish streets were connected to the water mains and by 1925 both streets had been sealed with bitumen.<sup>20</sup>

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).

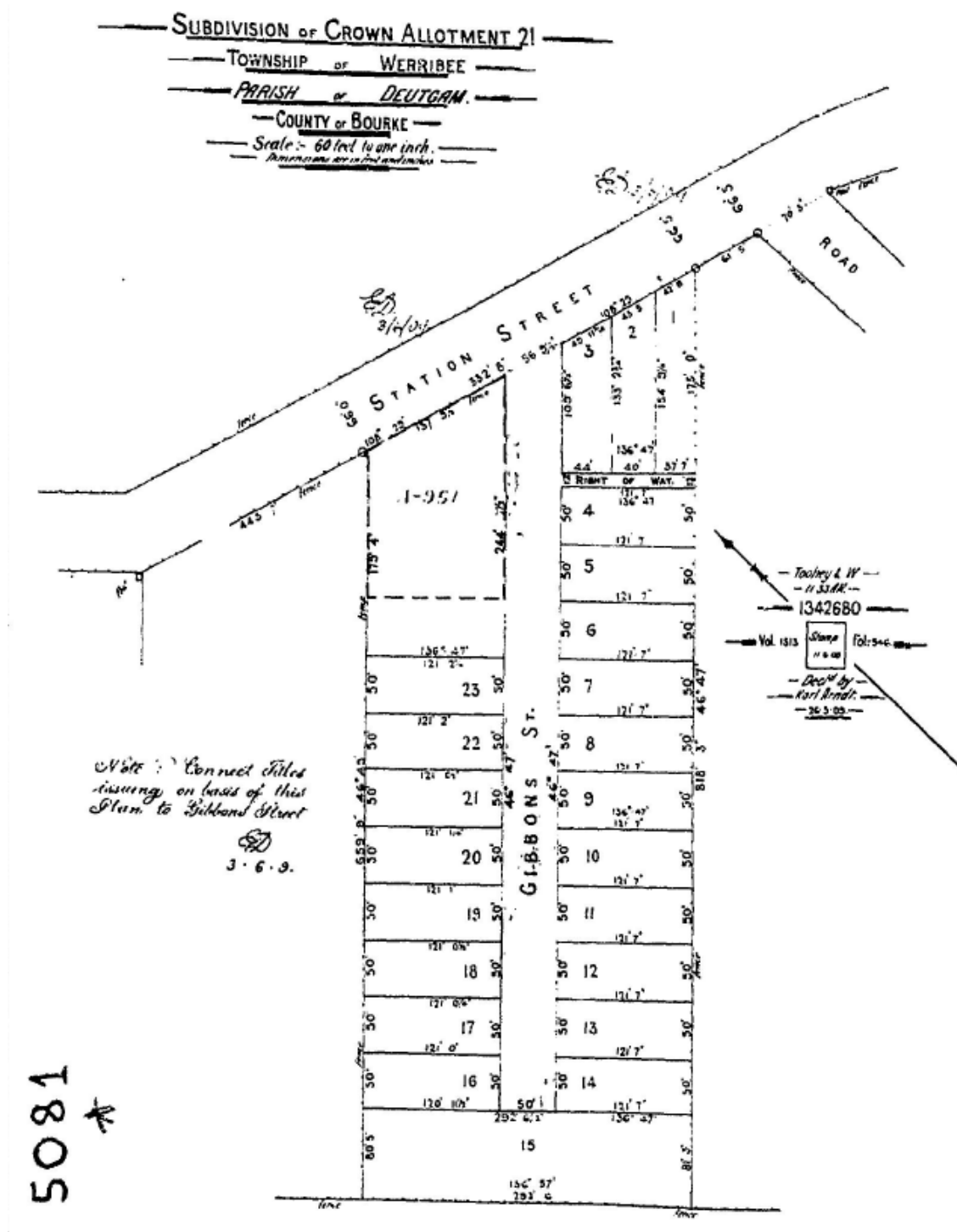
A number of the early land owners (including those at 4 Beamish Street and numbers 8 and 18 Gibbons Street) obtained mortgages from the State Savings Bank of Victoria to finance construction of their properties to standard designs provided by the State Savings Bank.<sup>21</sup> The Bank provided a catalogue of timber framed house designs that were available under the *Housing and Reclamation Act, 1920* (Victoria) as well as Credit Foncier Loans.<sup>22</sup> The standard types of bungalow and timber residences could be amended and various designs could be adopted in the applicant's ultimate choice.<sup>23</sup> 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.'<sup>24</sup> 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.<sup>25</sup>

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).



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

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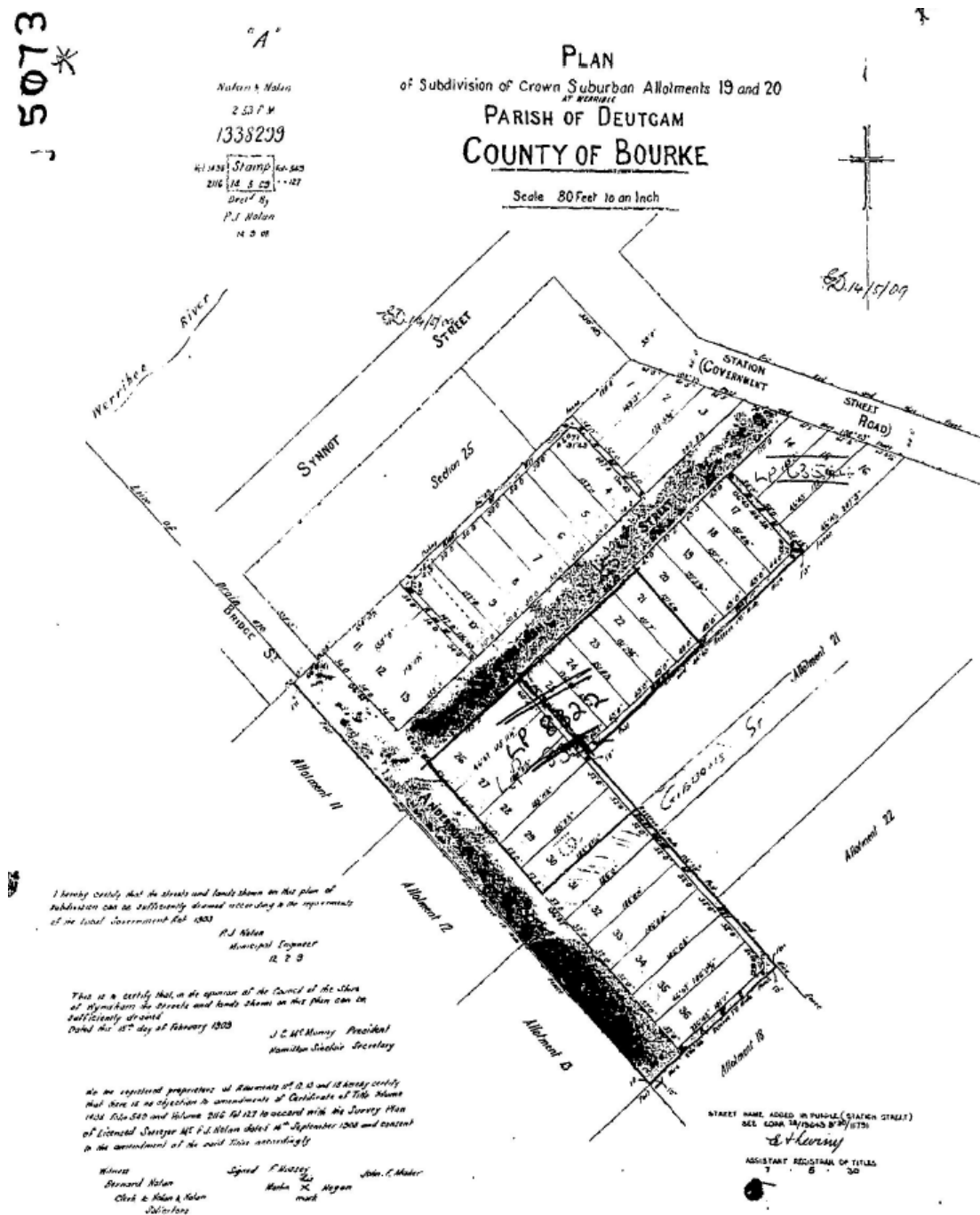


Figure 5 Subdivision plan of Crown allotments 19 and 20 in the Parish of Deutgam, County of Bourke: Beamish Street allotments are indicated, c. 1919

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

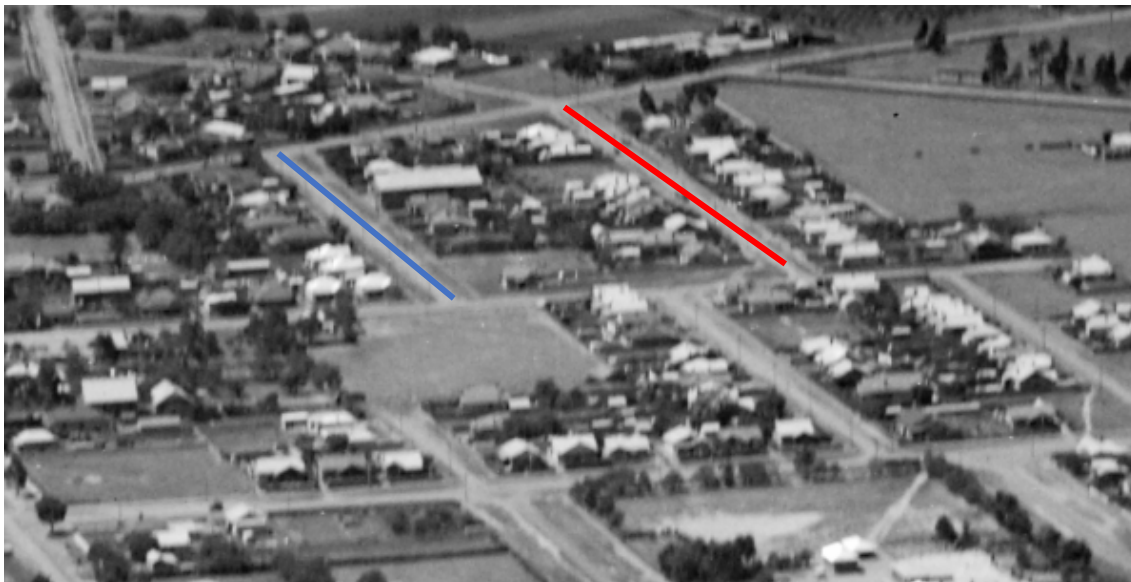


Figure 7 Detail, oblique aerial view looking east from Wedge Street towards Duncans Road with Beamish Street indicated in blue and Gibbons Street in red, 1938-40  
Source: Airspy collection, State Library Victoria, H91.160/1545



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>	



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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>	

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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>	




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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>	

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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>	

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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>	



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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>	

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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>	

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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>	



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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>	

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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>	



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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>	

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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>	






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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>	

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.*

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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.*

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N/A

### Criterion C

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

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N/A

### Criterion D

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

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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.*


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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.*


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N/A

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


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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.*


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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

## ENDNOTES

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- 2 Ken James and Lance Pritchard, *Werribee: The first 100 years*, 1985, Werribee District Historical Society, Werribee p. 24.
- 3 'Werribee Park', *Leader*, 30 December 1893, p. 7.
- 4 Ken James and Lance Pritchard, *Werribee the First 100 Years*, Revised Second Edition, Werribee District Historical Society, 2008, p. 51.
- 5 'Closer Settlement', *The North Western Advocate and the Emu Bay Times*, 16 February 1906, p. 2; 'Closer Settlement', *The Daily Telegraph*, 17 February 1906, p. 11; Ken James and Lance Pritchard, *Werribee the First 100 Years*, Revised Second Edition, Werribee District Historical Society, 2008, p. 48.
- 6 Ken James and Lance Pritchard, *Werribee the First 100 Years*, Revised Second Edition, Werribee District Historical Society, 2008, p. 79; 'State Cabinet', *Bendigo Advertiser*, 12 June 1912, p. 5.
- 7 Ken James and Lance Pritchard, *Werribee the First 100 Years*, Revised Second Edition, Werribee District Historical Society, 2008, p. 48.
- 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.
- 9 'Subdivisional Sale at Werribee', *Werribee Shire Banner*, 26 February 1920, p. 3; Bourke, Victoria Department of Crown Lands and Survey, 1919, State Library Victoria, ID 702901.
- 10 'Subdivisional Sale at Werribee', *Werribee Shire Banner*, 26 February 1920, p. 3.
- 11 Werribee Historical Society website at <https://www.werribeehistory.org.au/historytopicsresearch> accessed on 15 March 2023
- 12 Certificate of Title Vol. 3444 Fol. 737, Historical Search Statement, Landata, Victorian Land Registry Services.
- 13 'Obituary', *Werribee Shire Banner*, 12 February 1914, p. 3.
- 14 'Obituary', *Werribee Shire Banner*, 12 February 1914, p. 3.
- 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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- 24 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. 33.
- 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.