

Draft Report

Heritage Review of Places in Fisherman's Flat Precinct (HO1), Fisherman's Flat, Queenscliff, Victoria

Client

Borough of Queenscliffe

27 January 2023



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Cover Photo: Recreation Fisherman Cottage at Queenscliffe Maritime Museum

(Photo by Ecology and Heritage Partners Pty Ltd 2022)

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ABBREVIATIONS

Acronym	Description
Act, the	<i>Heritage Act 2017</i>
CHL	Commonwealth Heritage List
HIS	Heritage Impact Statement
HO	Heritage Overlay
HV	Heritage Victoria
NHL	National Heritage List
NTR	National Trust Register (Victoria)
SLV	State Library of Victoria
VHI	Victorian Heritage Inventory
VHR	Victorian Heritage Register

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1 INTRODUCTION

Ecology and Heritage Partners was commissioned by the Borough of Queenscliffe to undertake a Heritage Overlay Review for Fisherman's Flat (HO1). The aim of this review is to:

- Undertake a comprehensive review of existing citations for places located within the Fisherman's Flat Heritage Precinct (HO1);
- Review the recommendations of the *Borough of Queenscliff Planning Scheme Review* Volumes 1, 2, 3, and 4 as they relate to the Fisherman's Flat;
- Confirmation or modification of the 'contributory' and 'non-contributory' classifications within Fisherman's Flat;
- Assess potential heritage buildings, in addition to those already nominated, within existing property boundaries in Fisherman's Flat and if relevant:
 - Nominate items as 'contributory', 'non-contributory' or worthy of individual listing;
 - Citations in accordance with the requirements of *Planning Practice Note 1- Applying the Heritage Overlay*; and
- Drafting of planning controls and planning scheme amendment documentation associated with recommended changes.

1.1 Methodology

This report reviews the current *Borough of Queenscliffe Planning Scheme Review* (Lovell Chen 2021). This review uses the historic significance of the Fisherman's Flat Heritage Precinct (HO1) and uses the known significance to determine whether the assessment and recommendations in the *Borough of Queenscliffe Planning Scheme Review* adequately protect the heritage elements of the precinct. This review was drafted following the guidelines presented in PPN01 Applying the Heritage Overlay (Appendix 1).

A site visit was conducted by Tom Lally and Genevieve Polic (Heritage Advisors) on the 14 July 2022. Based on the site visit, the report examines all properties currently within the extent of HO1. Oona Nicolson (Director and Principal Heritage Advisor at Ecology and Heritage Partners) reviewed the report and had oversight of the project.

1.2 Limitations

The site visit was limited to street views of the houses. Therefore, houses with large rear fences were not photographed to the same level of detail as those with smaller rear fences. Some houses were obscured by trees and other objects, so photos were taken to capture as much detail as possible. Any houses where homeowners were present within the garden and asked for their properties to not be photographed were noted.

2 STATUTORY HERITAGE CONTROLS

2.1 Overview

Fisherman's Flat Heritage Precinct is identified as HO1 on the Queenscliffe Planning Scheme. While the precinct intersects with several Victorian Heritage Inventory (VHI) sites (archaeological) and envelopes an additional Heritage Overlay place, 35 Beach Street *Araucaria hetrophylla* (Norfolk Island Pine) (HO12), it is not considered on the National Trust of Australia (Victoria) heritage register.

The heritage places in which the Fisherman's Flat Heritage Precinct (HO1) intersects includes:

Place ID	Name/Description
Victorian Heritage Inventory (VHI)	
H7821-0092	Queenscliff Bight Couta Boat Careening Beach
H7821-0093	Cayzer's Boat Shed and Slipway Site
H7821-0095	4 Wharf Street, Queenscliff, Queenscliffe Borough
H7821-0096	Plank Road, Queenscliff
H7821-0098	Chinaman's Point Chinese Fishers' Huts
Queenscliffe Planning Scheme	
HO12	35 Beach Street <i>Araucaria hetrophylla</i> (Norfolk Island Pine)

This review will only include discussion of the area at a local planning scheme level. Clause 43.01 Heritage Overlay and Schedule to Clause 43.01

2.1.1 HO1 is currently subject to Clause 43.01 and Schedule to Clause 43.01. Clause 43.01 Heritage Overlay

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Scope

The requirements of this overlay apply to heritage places specified in the schedule to this overlay. A heritage place includes both the listed heritage item and its associated land. Heritage places may also be shown on the planning scheme map.

Permit Requirement

A permit is required to:

- Subdivide land.
- Demolish or remove a building.
- Construct a building or construct or carry out works, including:
 - Domestic services normal to a dwelling if the services are visible from a street (other than a lane) or public park.
 - A solar energy system attached to a building that primarily services the land on which it is situated if the services are visible from a street (other than a lane) or public park.
 - A rainwater tank if the rainwater tank is visible from a street (other than a lane) or public park.
 - A fence, if the fence is visible from a street (other than a lane) or public park.
 - Roadworks which change the appearance of a heritage place or which are not generally undertaken to the same details, specifications and materials.
 - Buildings or works associated with a railway, railway station or tramway constructed or carried out by or on behalf of the Head, Transport for Victoria.
 - Street furniture other than:
 - traffic signals, traffic signs, bus shelters, fire hydrants, parking meters, post boxes and seating.
 - speed humps, pedestrian refuges and splitter islands.
 - A domestic swimming pool or spa and associated mechanical and safety equipment, if the swimming pool or spa and associated equipment are visible from a street (other than a lane) or public park.
 - A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
 - A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level, if the deck is visible from a street (other than a lane) or public park
 - Non-domestic disabled access, excluding a non-domestic disabled access ramp if the ramp is not visible from a street (other than a lane) or public park.
 - An electric vehicle charging station if the charging station is visible from a street (other than a lane) or public park.
 - Services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes,

window shading devices, or similar, if the works are visible from a street (other than a lane) or public park.

- Externally alter a building by structural work, rendering, sandblasting or in any other way.
- Construct or display a sign.
- Externally paint a building if the schedule to this overlay specifies the heritage place as one where external paint controls apply.
- Externally paint an unpainted surface.
- Externally paint a building if the painting constitutes an advertisement.
- Internally alter a building if the schedule to this overlay specifies the heritage place as one where internal alteration controls apply.
- Carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.
- Remove, destroy or lop a tree if the schedule to this overlay specifies the heritage place as one where tree controls apply. This does not apply:
 - To any action which is necessary to keep the whole or any part of a tree clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Section 86 of the *Electricity Safety Act 1998*.
 - If the tree presents an immediate risk of personal injury or damage to property.
- VicSmart applications.

Table 1: Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2

Class of application	Information requirements and decision guidelines
<ul style="list-style-type: none"> • Subdivide land to realign the common boundary between 2 lots where the area of either lot is reduced by less than 15 percent and the general direction of the common boundary does not change. • Subdivide land into lots each containing an existing building or car parking space where: <ul style="list-style-type: none"> ○ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. ○ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision. • Subdivide land into 2 lots if: <ul style="list-style-type: none"> ○ The construction of a building or the construction or carrying out of works on the land is approved under this scheme or by a permit issued under this scheme and the permit has not expired. ○ The construction or carrying out of the approved building or works on the land has started lawfully. 	<p>Clause 59.07</p>

<ul style="list-style-type: none"> ○ The subdivision does not create a vacant lot. ● Demolish or remove an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure) unless the outbuilding is specified in the schedule to the Heritage Overlay. ● Demolish or remove a fence unless the fence is specified in the schedule to the Heritage Overlay. ● Externally alter a non-contributory building. ● External painting. ● Construct a fence. ● Construct a carport, garage, pergola, verandah, deck, shed or similar structure. ● Construct and install domestic services normal to a dwelling. ● Construct and install a non-domestic disabled access ramp. ● Construct a vehicle cross-over. ● Construct a domestic swimming pool or spa and associated mechanical equipment and safety fencing. ● Construct a rainwater tank. ● Construct or display a sign. ● Lop a tree. ● Construct or install a solar energy system attached to a dwelling. ● Construct and install an electric vehicle charging station. ● Construct and install services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar. 	
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Places in the Victorian Heritage Register

A heritage place which is included in the Victorian Heritage Register is subject to the requirements of the *Heritage Act 2017*.

Permit requirement

A permit is required under this overlay to subdivide a heritage place which is included in the Victorian Heritage Register. This includes the subdivision or consolidation of land including any building or airspace.

Referral of applications

An application to subdivide a heritage place which is included in the Victorian Heritage Register must be referred to the relevant referral authority under Section 55 of the Act in accordance with Clause 66 of this scheme.

No Permit Required

No permit is required under this overlay:

- For anything done in accordance with an incorporated plan specified in a schedule to this overlay.
- To internally alter a church for liturgical purposes if the responsible authority is satisfied that the alterations are required for liturgical purposes.
- For interments, burials and erection of monuments, re-use of graves, burial of cremated remains and exhumation of remains in accordance with the *Cemeteries and Crematoria Act 2003*.

- To develop a heritage place which is included in the Victorian Heritage Register, other than an application to subdivide a heritage place of which all or part is included in the Victorian Heritage Register.

Exemption From Notice And Review

An application under this overlay for any of the following classes of development is exempt from the notice requirements of section 52(1) (a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act:

- Demolition or removal of an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure) unless the outbuilding is specified in the schedule to this overlay.
- Demolition or removal of a fence unless the fence is specified in the schedule to this overlay.
- External alteration of a building.
- External painting.
- Construction of a fence.
- Construction of a carport, garage, pergola, verandah, deck, shed or similar structure.
- Domestic services normal to a dwelling.
- Carry out works, repairs and routine maintenance.
- Internally alter a building.
- Non-domestic disabled access ramp.
- Construction of a vehicle cross-over.
- Construction of a domestic swimming pool or spa and associated mechanical equipment and safety fencing.
- Construction of a tennis court.
- Construction of a rainwater tank.
- Construction or display of a sign.
- Lopping of a tree.
- Construction of seating, picnic tables, drinking taps, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure, bollards, telephone boxes.
- Roadworks.
- An electric vehicle charging station.
- Services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar.

Statements of Significance

The schedule to this overlay must specify a statement of significance for each heritage place included in the schedule after the commencement of Amendment VC148. This does not apply to:

- A heritage place included in the schedule to this overlay by an amendment prepared or authorised by the Minister under section 8(1)(b) or section 8A(4) of the Act before or within three months after the commencement of Amendment VC148.
- A registered heritage place included in the Victorian Heritage Register established under Part 3 of *The Heritage Act 2017*.
- A heritage place included in the schedule to this overlay on an interim basis.

Heritage Design Guidelines

The schedule to this overlay may specify heritage design guidelines for any heritage place included in the schedule. A heritage design guideline must not contain any mandatory requirements.

Application Requirements

An application must be accompanied by any information specified in the schedule to this overlay.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed subdivision will adversely affect the significance of the heritage place.
- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.

- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
- Whether the lopping or development will adversely affect the health, appearance or significance of the tree.
- Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.

Use of a Heritage Place

A permit may be granted to use a heritage place (including a heritage place which is included in the Victorian Heritage Register) for a use which would otherwise be prohibited if all of the following apply:

- The schedule to this overlay specifies the heritage place as one where prohibited uses may be permitted.
- The use will not adversely affect the significance of the heritage place.
- The benefits obtained from the use can be demonstrably applied towards the conservation of the heritage place.
- Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the effect of the use on the amenity of the area.

Aboriginal Heritage Places

A heritage place specified in the schedule to this overlay as an Aboriginal heritage place is also subject to the requirements of the *Aboriginal Heritage Act 2006*.

2.1.2 Schedule to Clause 43.01 (HO1)

Table 2: Schedule to Clause 43.01 for the Fisherman's Flat Heritage Precinct

Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or Fences Not Exempt Under Clause 43.01-4	Included on the Victorian Heritage Register Under The <i>Heritage Act 2017</i> ?	Prohibited Uses Permitted?	Aboriginal Heritage Place?
Fisherman's Flat Urban Conservation Precinct Incorporated plan: Queenscliffe Harbour Implementation Plan (April 2005) Heritage design guidelines: Fisherman's Flat Urban Conservation Precinct Heritage Design Guidelines (Borough of Queenscliffe, 2021)	Yes	No	No	Yes	No	No	No

2.1.3 Heritage Overlay 1 Fisherman's Flat

Within the Queenscliffe Planning Scheme (2022), specific guidelines pertaining to the continued heritage preservation of the Fisherman's Flat precinct have been formulated. These form the 'Fisherman's Flat Urban Conservation Precinct Heritage Design Guidelines 2021', which is an incorporated document within the planning scheme, and include the following guidelines:

2.1.3.1 Conservation

- Protect and enhance the character of the area as a fishing village set apart from the main town centre;
- Retain the general uniformity in scale and massing of the buildings;
- Retain the historic integrity of the area in any replanting program;
- Retain the locally unique subdivision pattern, with dual access to many properties by discouraging further subdivision of land, except to realign boundary between lots.

2.1.3.2 Building siting, design and form

- Encourage the use of the traditional building design of the precinct, including narrow eaves, gable roofs, verandahs, vertical rectangular windows and unbroken facades;
- Site and design buildings and works to blend with the prevailing character of the precinct by:
 - Providing a front setback that matches the setbacks of adjacent buildings, or if these are different, a setback that is between the setbacks of adjacent buildings;
 - Designing dwelling facades to not be greater than 10 metres in width;
 - Discouraging buildings to exceed one storey;
 - Ensuring the highest point of the roof of a building is not greater than the highest adjacent building.

2.1.3.3 Materials, colours and finishes

- Encourage the use of the traditional building materials of the precinct, including:
 - Corrugated iron pitched roofs;
 - Vertical rectangular timber-framed windows;
 - Horizontal timber weatherboard walls;
 - Brick chimneys;
 - Timber verandahs.

2.1.3.4 *Fences*

- Maintain the traditional fencing of the precinct, such as low pickets, capped corrugated iron or twisted wire;
- Encourage the use of traditional materials and construction techniques for new fences;
- Design fences to not exceed:
 - 1300 mm for the frontage;
 - 2000 mm for side, rear or adjacent to vacant land.

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3 DESCRIPTION AND HISTORY

3.1 History of Fisherman's Flat

The following history was produced in the original Lovell Chen citation recommendation (vol 4, 2021:1):

Fishing in Queenscliff began at least in the early 1860s with Chinese fisherman, who were joined within a few years by settlers from Britain, Norway, Spain, Italy, Greece, Portugal and later New Zealanders (Maoris). Under conditions of their licenses, the fishermen were entitled to live on Crown Land at a cost of £1 per year. Many settled near the site of the later railway station, near the junction of Symonds and Wharf streets only to be evicted prior to the construction of the railway (1879). The Fishermen's Flat area was gazetted in 1856 as part of a reserve for fishermen's residences and was randomly built upon over the next one hundred odd years, until the land which was leased from the Crown Lands Department was offered for purchase to the various lessees in the 1950s. Significant building activity did not really occur until the late 1860s and early 1870s when the railway reserve was created forcing the fishermen who had been living in that area to move to the Flat proper. The earliest fishermen's houses were typically small weatherboard or sheet metal-clad structures with few internal partitions, often with external storage space for nets and equipment. Few had a dedicated water supply, although some were equipped with submerged timber barrels, a method of collecting fresh water overnight. Later houses varied in their specific designs but continued the use of simple forms and inexpensive materials. Detailed information relating to specific buildings on the Flat has proven difficult to collect because the buildings were not identified individually in the rate books, and no information on individual buildings is held by the Crown Lands Department.

3.2 Description and Integrity

The following description was produced in the original Lovell Chen citation recommendation (vol 4, 2021:3):

The area is bounded by the south-east side of Hesse Street between Symonds Street and the railway line; the north side of Wharf Street between Hesse Street and the termination of Wharf Street; the south-east side of Beach Street; and the Creek and the north side of Bridge Street. The area is almost entirely residential and retains the bulk of the original subdivision by the Crown Lands Department. Blocks on both sides of Bay Street are effectively double fronted as they extend through to the adjoining streets. In several instances this has resulted in large outbuildings, including garages, and separate dwellings at the rear of these sites.

The majority of the existing buildings were built between the 1870s and the 1940s, with a smaller number of post war buildings. Building stock in the area has a relatively high level of uniformity in terms of the scale and types of building. Houses are generally single storey timber-framed weatherboard residences with corrugated steel clad roofs. Roof forms are predominately hipped with single or paired gable-ended arrangements orientated parallel to the street. Most retain brick chimneys – often rendered. The residences are generally of simple design, with front facades typically comprising an entrance with timber framed sash windows to either side and front verandahs (generally non-original), often with Federation style timber friezes and/or brackets. Later residences adopt a similar modest scale and simple form and include interwar villas and bungalows and

more recent buildings. While allotments typically include two street frontages, second dwellings to rear streetscapes are uncommon and the original pattern of occupancy remains legible.

Virtually all the buildings have been externally altered or adapted in some way, including the replacement or modification of fabric and the construction of additions to the rears and sides of the dwelling. As noted above, the majority of the earlier residences (of the 1860s and 1870s) had timber verandahs added (both with and without decoration) in the late nineteenth or early twentieth century or in a later phase in the interwar period. Though it is difficult on brief inspection to determine the origins of the verandahs, many of the earlier structures have subsequently been replaced or modified. The post-WWII period also saw the introduction of modern cladding materials to walls, including fake brick skins and veneers; and the replacement of traditional roofing materials with concrete tiles. These works have detracted from the presentation of these buildings and have distorted their origins. In some cases, front windows and doors have been modified or replaced in the twentieth century.

In terms of siting, there is a high level of consistency of setback from the street and some properties have formal cottage-style front gardens. Several buildings have painted timber picket front fences, while others have wire fencing or low masonry walls. Nonetheless, the heights of the front fences tend to be consistently low throughout the precinct. The relatively limited size of the blocks has restricted the level of significant vegetation within the area. However, the grass verge between the road and the pavement has allowed for some areas of planting shrubbery. Parking is generally restricted to the road. However, there are some examples on the wider sites where garages or open carports have been added; usually set towards the rear of the main house.

3.3 Assessment

The following assessment was produced in the original Lovell Chen citation recommendation (vol 4, 2021:3):

Assessment Against Criteria

The following recognised heritage criteria, provided in Planning Practice Note 1, Applying the Heritage Overlay have been used for the assessment of the values of the heritage places by the current Study.

Criterion A

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

The Fisherman's Flat Precinct is historically important as a defined area of the Queenscliff township specifically reserved by the Crown in the 1850s for development as fishermen's residences. Until the 1950s, the allotments were all leased from the Crown Lands Department. The largely intact subdivision layout dates back to 1856 when the Department surveyed the area and - with its dual frontage arrangements - is distinct from the layout of the broader township. The precinct demonstrates a physical isolation being located on low-lying land near the harbour and illustrates the social distinction that existed in the nineteenth century between the fishing community and other residents and visitors to Queenscliff. Despite modifications, many of the fishermen's residences are still broadly intact externally and though modest in their form and fabric, provide a valuable insight into the lives of a community of great importance in the history of the township of Queenscliff and the Borough as a whole.

Criterion B

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

Not applicable.

Criterion C

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

Not applicable.

Criterion D

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

Not applicable.

Criterion E

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

While the buildings themselves are simple and modest with no architectural pretension, the precinct as a whole has a particular visual quality that derives from its wide streets, unusual subdivision pattern, the consistency of scale, form, siting and materials, and the simplicity of detailing of its building stock.

Criterion F

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

Not applicable.

Criterion G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (social significance).

Not applicable.

Criterion H

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

Historically, the Fisherman's Flat precinct has had a strong association with the fishing community in Queenscliff.

3.4 Statement of Significance

The following Statement of Significance was produced in the original Lovell Chen citation recommendation (vol 4, 2021:4):

What is significant?

The Fisherman's Flat precinct is significant for its low-scale and residential building stock, comprising modest fishermen's residences ranging in date from the 1860s and 1870s through to the c.1940s, as well as for its relatively intact subdivision pattern.

How is it significant?

This precinct is of historical and aesthetic significance to the Borough of Queenscliffe.

Why is it significant?

The Fisherman's Flat Precinct is historically important as a defined area of the Queenscliff township specifically reserved by the Crown in the 1850s for development as fishermen's residences. Until the 1950s, the allotments were all leased from the Crown Lands Department. The largely intact subdivision layout dates to 1856. Its wide streets and dual frontage arrangements are distinct from the more traditional layout of the broader township and demonstrate the physical and social differences that existed between the fishing community and other residents and visitors to Queenscliff in the nineteenth century. Despite modifications, many of the fishermen's residences are still broadly intact externally and though modest in their form and fabric, provide a valuable insight into the lives of a community of great importance in the history of the township of Queenscliff and the Borough as a whole.

The Fisherman's Flat precinct is of significance for its strong historical association with the fishing community in Queenscliff. While the buildings themselves are simple and modest with few architectural pretensions, the precinct as a whole has a particular visual quality that derives from its wide streets, unusual subdivision pattern and the consistency of scale, form and siting of its building stock. Individual buildings retain a strong sense of cohesion from the consistency of massing and detailing within the precinct.

4 PROPERTY ASSESSMENTS

4.1 Bay Street Properties

4.1.1 2 Bay Street

Place Name	<i>Sparkling Waters</i>
Address	2 Bay Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Good
Extent of Overlay	Property
Material	Brick
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 1: 2 Bay Street front view



Plate 2: 2 Bay Street side view

4.1.2 4 Bay Street

Place Name	-
Address	4 Bay Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Good
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 3: 4 Bay Street front view



Plate 4: 4 Bay Street rear view

4.1.3 6 Bay Street

Place Name	-
Address	6 Bay Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Good
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 5: 6 Bay Street front view



Plate 6: 6 Bay Street rear view

4.1.4 8 Bay Street

Place Name	-
Address	8 Bay Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Good
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 7: 8 Bay Street front view



Plate 8: 8 Bay Street rear view

4.1.5 10 Bay Street

Place Name	-
Address	10 Bay Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 9: 10 Bay Street front view



Plate 10: 10 Bay Street rear view

4.1.6 12 Bay Street

Place Name	-
Address	12 Bay Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Good
Extent of Overlay	Property
Material	Weatherboard
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 11: 12 Bay Street front view



Plate 12: 12 Bay Street rear view

4.1.7 16 Bay Street

Place Name	<i>The Moorings</i>
Address	16 Bay Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 13: 16 Bay Street front view



Plate 14: 16 Bay Street rear view

4.1.8 18 Bay Street

Place Name	-
Address	18 Bay Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Modern
Extent of Overlay	Property
Material	Various – brick and sheeting
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 15: 18 Bay Street front view



Plate 16: 18 Bay Street rear view

4.1.9 20 Bay Street

Place Name	<i>Maison Par La Mer</i>
Address	20 Bay Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 17: 20 Bay Street front view



Plate 18: 20 Bay Street rear view

4.1.10 22 Bay Street

Place Name	-
Address	22 Bay Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 19: 22 Bay Street front view



Plate 20: 22 Bay Street rear view

4.1.11 24 Bay Street

Place Name	-
Address	24 Bay Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 21: 24 Bay Street front view



Plate 22: 24 Bay Street rear view

4.2 Beach Street Properties

4.2.1 1 Beach Street

Place Name	-
Address	1 Beach Street, Queenscliff
Type	Vacant Property
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	N/A
Integrity	N/A
Extent of Overlay	Property
Material	N/A
Intactness	Choose an item.
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	N/A

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DRAFT

4.2.2 2 Beach Street

Place Name	<i>Fitz's Corner</i>
Address	2 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 23: 2 Beach Street front view



Plate 24: 2 Beach Street rear view

4.2.3 4 Beach Street

Place Name	-
Address	4 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 25: 4 Beach Street front view



Plate 26: 4 Beach Street rear view

4.2.4 5 Beach Street

Place Name	<i>Calala</i>
Address	5 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Fair
Integrity	Moderate
Extent of Overlay	Property
Material	Veneer
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory
Notes	Home of the last 'Queenscliff fisherman'



Plate 27: 5 Beach Street front view



Plate 28: 5 Beach Street rear view

4.2.5 6 Beach Street

Place Name	<i>Laganas</i>
Address	6 Beach Street, Queenscliff
Type	Dwelling with rear fishermans cottage
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	House: Poor Outbuilding: Moderate
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 29: 6 Beach Street front view



Plate 30: 6 Beach Street rear view with weatherboard Fishermans cottage to left (brick chimney visible)

4.2.6 8 Beach Street

Place Name	-
Address	8 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory
Notes	<p>Leasehold 1889-1961</p> <p>1889-1922 William Jurgens <i>Fisherman</i></p> <p>1922-1932 Conrad H Mannix <i>Fisherman</i></p> <p>1932-1939 Fredrick Ernest Stephens <i>Fisherman</i></p> <p>1939-1961 Mary Ellen (Molly) Stephens <i>Fred's Widow</i></p> <p>Freehold 1961 onwards</p> <p>1961- Mary Ellen (Molly) Stephens</p>



Plate 31: 8 Beach Street front view



Plate 32: 8 Beach Street rear view

4.2.7 9 Beach Street

Place Name	<i>Brixham</i>
Address	9 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 33: 9 Beach Street front view



Plate 34: 9 Beach Street rear view

4.2.8 10 Beach Street

Place Name	-
Address	10 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Modern
Extent of Overlay	Property
Material	Brick
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 35: 10 Beach Street front view



Plate 36: 10 Beach Street rear view

4.2.9 11 Beach Street

Place Name	-
Address	11 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 37: 11 Beach Street front view



Plate 38: 11 Beach Street rear view

4.2.10 12 Beach Street

Place Name	-
Address	12 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory
Notes	<p>Leasehold 1887-1977</p> <p>1887-893 Edmund Neale <i>Fisherman</i></p> <p>1893-1900 Joseph Lucas <i>Fisherman</i></p> <p>1900-1956 Walter Henry and Charlotte May Shapter <i>Fisherman</i></p> <p>1956-1977 Hilda Florence Shapter <i>Walter's Daughter</i></p> <p>Freehold 1977 onwards</p> <p>1977-1991 Hilda Shapter</p>



Plate 39: 12 Beach Street front view



Plate 40: 12 Beach Street rear view

4.2.11 14 Beach Street

Place Name	-
Address	14 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input type="checkbox"/>
Recommendation	Non-contributory



Plate 41: 14 Beach Street front view



Plate 42: 14 Beach Street rear view

4.2.12 15 Beach Street

Place Name	-
Address	15 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Poor
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 43: 15 Beach Street front view



Plate 44: 15 Beach Street rear view

4.2.13 16 Beach Street

Place Name	-
Address	16 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Modern
Extent of Overlay	Property
Material	Brick
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory
Notes	Visual Bulk



Plate 45: 16 Beach Street front view



Plate 46: 16 Beach Street rear view

4.2.14 17 Beach Street

Place Name	-
Address	17 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	See 19 Beach Street
Integrity	See 19 Beach Street
Extent of Overlay	Property
Material	Weatherboard
Intactness	Choose an item.
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	See 19 Beach Street
Notes	Part of 19 Beach Street



Plate 47: 17 Beach Street front view



Plate 48: 17 Beach Street rear view

4.2.15 18 Beach Street

Place Name	<i>Chidgeys</i>
Address	18 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	House: Good Outbuilding: Poor
Integrity	Low
Extent of Overlay	Property
Intactness	Poor
Material	House Likely to be weatherboard with brick veneer cladding Outbuilding: corrugated iron
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory
Notes	Leasehold 1885-1965 1885-1893 George Jackson <i>Fisherman</i> 1893-1927 Edmund Chidgey <i>Fisherman</i> 1927-1956 Adeline Maud Chidgey <i>Edmund's Widow</i> 1956-1963 William Benjamin Chidgey <i>Edmund's Son</i> Freehold 1965 onwards 1966-2013 Edmund Henry Chidgey, Harriet Emma Kennedy and Ronald Alexander Chidgey <i>Surviving children of Edmund and Adeline</i>



Plate 49: 18 Beach Street front view



Plate 50: 18 Beach Street rear view

4.2.16 19 Beach Street

Place Name	-
Address	19 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Poor
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory
Notes	<p>Leasehold 1909-1959</p> <p>1909-1927 Joseph A Wells, Lillian May <i>Fisherman</i></p> <p>1927-1943 Sydney Todd <i>Fish Packer</i></p> <p>1945-1951 Florence Todd <i>Sydney's Widow</i></p> <p>1952-1954 Edward L Ryan (Lost at sea) <i>Fisherman</i></p> <p>1954-1958 Lucy Ann Ryan <i>Edward's Widow</i></p> <p>Freehold 1959 onwards</p> <p>1959-1979 Annie Amelia Kennedy and Alan</p>



Plate 51: 19 Beach Street front view



Plate 52: 18 Beach Street rear view

4.2.17 20 Beach Street

Place Name	-
Address	20 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 53: 20 Beach Street front view



Plate 54: 20 Beach Street rear view

4.2.18 22 Beach Street

Place Name	<i>Lola's by the Sea</i>
Address	22 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Moderate
Extent of Overlay	Property
Material	Plaster
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 55: 22 Beach Street front view



Plate 56: 22 Beach Street rear view

4.2.19 23 Beach Street

Place Name	-
Address	23 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	House: Poor Outbuilding: Fair
Integrity	Low
Extent of Overlay	Property
Material	House: Brick veneer clad Outbuilding: Corrugated iron
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 57: 23 Beach Street front view



Plate 58: 23 Beach Street rear view

4.2.20 24 Beach Street

Place Name	-
Address	24 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 59: 24 Beach Street front view



Plate 60: 24 Beach Street rear view

4.2.21 26 Beach Street

Place Name	<i>Marguerite</i>
Address	26 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	High
Extent of Overlay	Property
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory
Notes	<p>Leasehold 1883-1960</p> <p>1883-1916 John Fitzpatrick <i>Fisherman</i></p> <p>1916-1950 Henry A Zanoni <i>Fisherman</i></p> <p>1951-1960 Louis John (Jack) Lee <i>Fisherman</i></p> <p>Freehold 1960 onwards</p> <p>1960-2002 Elizabeth (Lizzie) Mary Lee</p>



Plate 61: 26 Beach Street front view



Plate 62: 26 Beach Street rear view

4.2.22 27 Beach Street

Place Name	-
Address	27 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 63: 27 Beach Street front view



Plate 64: 27 Beach Street rear view

4.2.23 28 Beach Street

Place Name	-
Address	28 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory

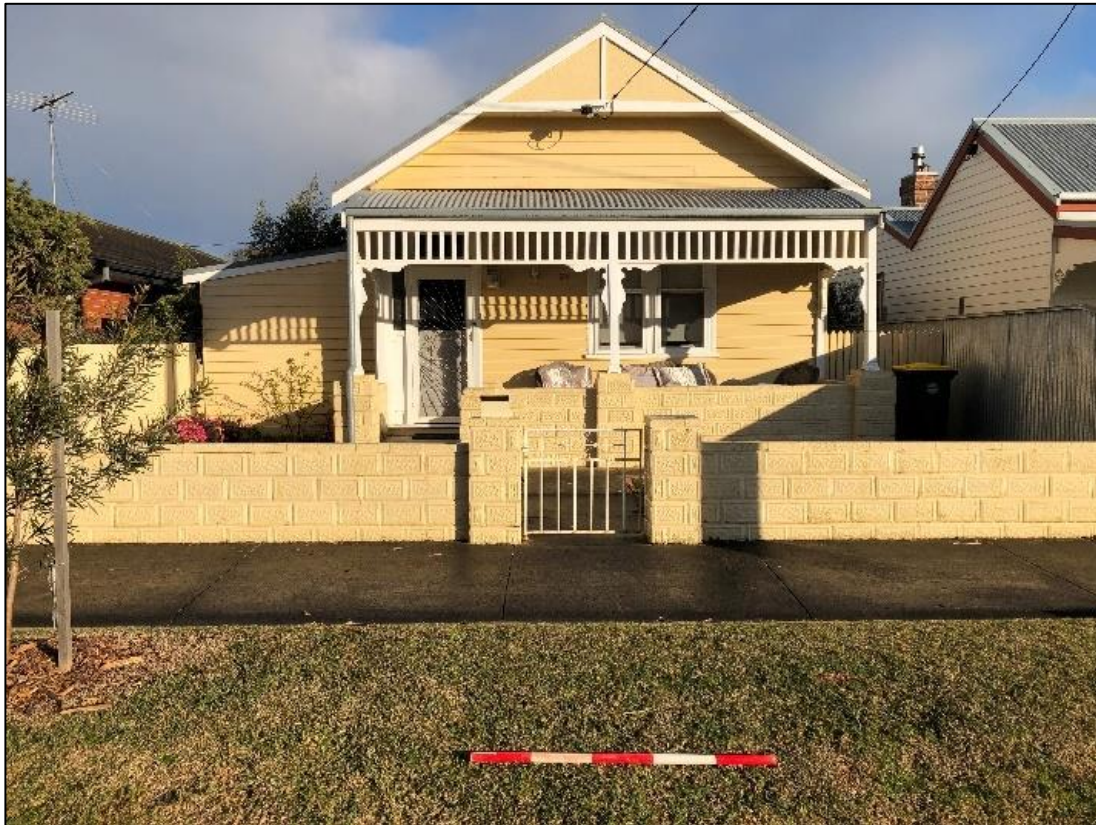


Plate 65: 28 Beach Street front view



Plate 66: 28 Beach Street rear view

4.2.24 30 Beach Street

Place Name	-
Address	30 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Modern
Extent of Overlay	Property
Material	Brick
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 67: 30 Beach Street front view



Plate 68: 30 Beach Street rear view

4.2.25 31 Beach Street

Place Name	<i>Sailmaker's Cottage</i>
Address	31 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 69: 31 Beach Street front view



Plate 70: 31 Beach Street rear view

4.2.26 32 Beach Street

Place Name	<i>Beach Cottage</i>
Address	32 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 71: 32 Beach Street front view



Plate 72: 32 Beach Street rear view

4.2.27 34 Beach Street

Place Name	<i>La Bella</i>
Address	34 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 73: 34 Beach Street front view



Plate 74: 34 Beach Street rear view

4.2.28 35 Beach Street

Place Name	<i>La Belle</i>
Address	34 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory
Notes	HO12 (tree) present



Plate 75: 35 Beach Street front view



Plate 76: 35 Beach Street rear view

4.2.29 36 Beach Street

Place Name	-
Address	36 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Low
Extent of Overlay	Property
Material	Brick
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 77: 36 Beach Street front view



Plate 78: 36 Beach Street rear view

4.2.30 37 Beach Street

Place Name	<i>Queenscliff Holiday House</i>
Address	37 Beach Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 79: 37 Beach Street front view



Plate 80: 37 Beach Street rear view

4.2.31 39 Beach Street

Place Name	<i>Queenscliff Maritime Museum Gil Allbutt Boat Shed</i>
Address	39 Beach Street, Queenscliff
Type	Museum circa 1995
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Recreation boatshed
Extent of Overlay	Property
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 81: 39 Beach Street front view



Plate 82: 39 Beach Street rear view

4.3 Bridge Street Properties

4.3.1 1 Bridge Street

Place Name	-
Address	1 Bridge Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Modern
Extent of Overlay	Property
Material	Brick
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 83: 1 Bridge Street side view



Plate 84: 1 Bridge Street front view

4.3.2 6 Bridge Street

Place Name	-
Address	6 Bridge Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 85: 6 Bridge Street front view



Plate 86: 6 Bridge Street rear view

4.3.3 8 Bridge Street

Place Name	-
Address	8 Bridge Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 87: 8 Bridge Street front view



Plate 88: 8 Bridge Street rear view

4.3.4 10 Bridge Street

Place Name	-
Address	10 Bridge Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Modern
Extent of Overlay	Property
Material	Brick
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 89: 10 Bridge Street front view



Plate 90: 10 Bridge Street rear view

4.3-5 12-14 Bridge Street

Place Name	-
Address	12-14 Bridge Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Material	Brick
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate g1: 12-14 Bridge Street front view



Plate g2: 12-14 Bridge Street rear view

4.3.6 15 Bridge Street

Place Name	-
Address	15 Bridge Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 93: 15 Bridge Street front view

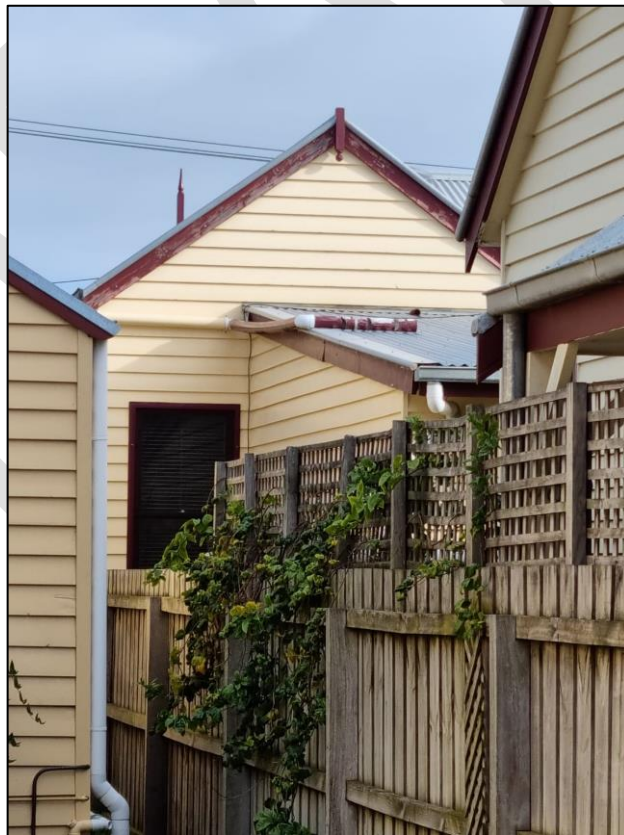


Plate 94: 15 Bridge Street rear view

4.3.7 16 Bridge Street

Place Name	-
Address	16 Bridge Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input type="checkbox"/>
Recommendation	Contributory



Plate 95: 16 Bridge Street front view



Plate 96: 16 Bridge Street rear view

4.3.8 18 Bridge Street

Place Name	-
Address	18 Bridge Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 97: 18 Bridge Street front view



Plate 98: 18 Bridge Street rear view

4.3-9 19 Bridge Street

Place Name	-
Address	19 Bridge Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 99: 19 Bridge Street front view



Plate 100: 19 Bridge Street rear view



Plate 101: 19 Bridge Street side view

4.3.10 20 Bridge Street

Place Name	-
Address	20 Bridge Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 102: 20 Bridge Street front view



Plate 103: 20 Bridge Street rear view

4.3.11 22 Bridge Street

Place Name	-
Address	22 Bridge Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 104: 22 Bridge Street front view



Plate 105: 22 Bridge Street rear view

4.3.12 23 Bridge Street

Place Name	-
Address	23 Bridge Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 106: 23 Bridge Street front view



Plate 107: 23 Bridge Street rear view

4.3.13 24 Bridge Street

Place Name	-
Address	24 Bridge Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 108: 24 Bridge Street front view



Plate 109: 24 Bridge Street rear view

4.1 Wharf Street Properties

4.1.1 4 Wharf Street

Place Name	<i>Fishing Co-Op</i>
Address	4 Wharf Street, Queenscliff
Type	Community
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Low
Extent of Overlay	Property
Material	Brick
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 110: 4 Wharf Street front view



Plate 111: 4 Wharf Street front view



Plate 112: 4 Wharf Street side view

4.1.2 6 Wharf Street

Place Name	<i>Bonnie Vue Guesthouse</i>
Address	6 Wharf Street, Queenscliff
Type	Accommodation
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Low
Extent of Overlay	Property
Material	Brick
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 113: 6 Wharf Street side view



Plate 114: 6 Wharf Street front view

4.1.3 8 Wharf Street

Place Name	<i>The Salt House</i>
Address	8 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 115: 8 Wharf Street front view



Plate 116: 8 Wharf Street front view



Plate 117: 8 Wharf Street side view

4.1.4 10 Wharf Street

Place Name	-
Address	10 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 118: 10 Wharf Street front view



Plate 119: 10 Wharf Street rear view

4.1.5 12 Wharf Street

Place Name	-
Address	12 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 120: 12 Wharf Street front view



Plate 121: 12 Wharf Street rear view

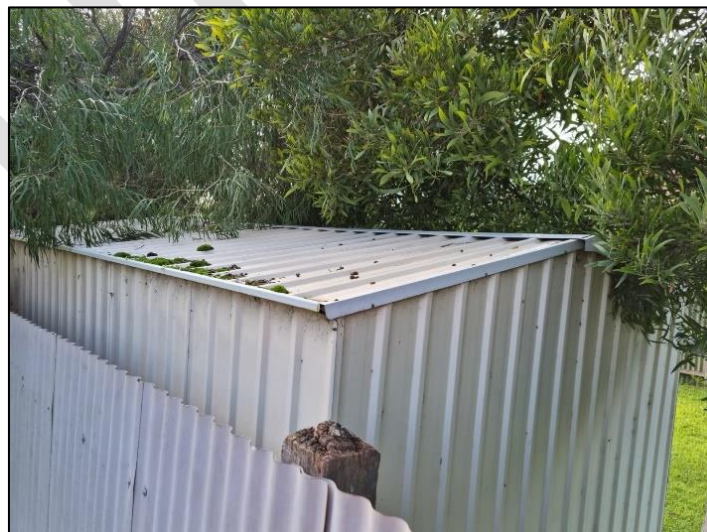


Plate 122: 12 Wharf Street rear view

4.1.6 14 Wharf Street

Place Name	-
Address	14 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 123: 14 Wharf Street front view



Plate 124: 14 Wharf Street side view

4.1.7 16 Wharf Street

Place Name	-
Address	16 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 125: 16 Wharf Street front view



Plate 126: 16 Wharf Street front view



Plate 127: 16 Wharf Street rear view

4.1.8 18 Wharf Street

Place Name	-
Address	18 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Moderate
Extent of Overlay	Proeprty
Material	Weatherboard
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 128: 18 Wharf Street front view



Plate 129: 18 Wharf Street rear view

4.1.9 20 Wharf Street

Place Name	-
Address	20 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Low
Extent of Overlay	Property
Material	Weatherboard
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 130: 20 Wharf Street front view



Plate 131: 20 Wharf Street rear view

4.1.10 22 Wharf Street

Place Name	-
Address	22 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 132: 22 Wharf Street front view



Plate 133: 22 Wharf Street rear view

4.1.11 24 Wharf Street

Place Name	-
Address	24 Wharf Street, Queenscliff
Type	Park
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	N/A
Integrity	N/A
Extent of Overlay	Property
Material	N/A
Intactness	Choose an item.
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 134: 24 Wharf Street front view

4.1.12 26 Wharf Street

Place Name	-
Address	26 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 135: 26 Wharf Street front view



Plate 136: 26 Wharf Street rear view

4.1.13 28 Wharf Street

Place Name	-
Address	28 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 137: 28 Wharf Street front view



Plate 138: 28 Wharf Street rear view

4.1.14 30 Wharf Street

Place Name	-
Address	30 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Moderate
Extent of Overlay	Property
Material	Brick
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 139: 30 Wharf Street front view



Plate 140: 30 Wharf Street rear view

4.1.15 32 Wharf Street

Place Name	-
Address	32 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Material	Brick
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 141: 32 Wharf Street front view



Plate 142: 32 Wharf Street rear view

4.1.16 34 Wharf Street

Place Name	<i>Lauralea</i>
Address	34 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	High
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 143: 34 Wharf Street front view



Plate 144: 34 Wharf Street rear view

4.1.17 36 Wharf Street

Place Name	<i>Stewart's Cottage</i>
Address	36 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Good
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 145: 36 Wharf Street front view



Plate 146: 36 Wharf Street rear view

4.1.18 38 Wharf Street

Place Name	-
Address	38 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 147: 38 Wharf Street front view



Plate 148: 38 Wharf Street rear view

4.1.19 40 Wharf Street

Place Name	<i>Skara Brae</i>
Address	40 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Contributory



Plate 149: 40 Wharf Street front view



Plate 150: 40 Wharf Street front



Plate 151: 40 Wharf Street rear view

4.1.20 42 Wharf Street

Place Name	-
Address	42 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Moderate
Extent of Overlay	Property
Material	Brick
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 152: 42 Wharf Street front view



Plate 153: 42 Wharf Street rear view

4.1.21 44 Wharf Street

Place Name	-
Address	44 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Good
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 154: 44 Wharf Street front view



Plate 155: 44 Wharf Street rear view

4.1.22 46 Wharf Street

Place Name	<i>Station Cottage</i>
Address	46 Wharf Street, Queenscliff
Type	Dwelling
Current Heritage Status	HO1
Survey Date	14/07/2022
Condition	Excellent
Integrity	Moderate
Extent of Overlay	Property
Material	Weatherboard
Intactness	Fair
Heritage Status	HV <input type="checkbox"/> NHL/CHL <input type="checkbox"/> NT <input type="checkbox"/> QPS Heritage Overlay <input checked="" type="checkbox"/>
Recommendation	Non-contributory



Plate 156: 46 Wharf Street front view



Plate 157: 46 Wharf Street rear view

5 DISCUSSION

Based on the information presented in the Lovell Chen Heritage Review (2021) and context gained from the site visit, the current planning scheme relating to HO1 Fisherman’s Flat is insufficient. The current scheme and controls do not match the significance that has been attributed to the Precinct and as a result, important aspects of significance may be threatened.

It appears as though the original assessment of properties to be contributory was based on their aesthetic value alone and focused on original houses (Criterion E). This approach does not allow for a holistic overview of the Fisherman Flat Precinct (HO1). The Precinct does possess aesthetic value however, it also has historic significance that should be incorporated. Several properties have been recommended to be added to the list of contributory properties. These properties are as follows:

Table 3: Properties recommended as Contributory

Property	Justification
5 Beach Street - <i>Calala</i>	<i>Calala</i> possesses significant historic significance within the precinct (Criterion A). The last working fisherman of the Fisherman Flats precinct resided in the house. This house is now colloquially known as the home of the last fisherman.
6 Beach Street	The house itself has been modified greatly, however photographs during the site survey noted the presence of an old shed constructed from weatherboard panels and considered to be an early fisherman’s house. The Lovell Chen (2021) report identifies: “ <i>The earliest fishermen’s houses were typically small weatherboard or sheet metal-clad structures with few internal partitions.</i> ” Whilst the house itself may lack aesthetic value, the shed has great historic significance within the Precinct and should be afforded extra protection.
18 Beach Street - <i>Chidgeys</i>	The house itself has been modified greatly, however photographs during the site survey noted the presence of an old shed constructed from corrugated iron sheeting considered to be an early fisherman’s house. The Lovell Chen (2021) report identifies: “ <i>The earliest fishermen’s houses were typically small weatherboard or sheet metal-clad structures with few internal partitions.</i> ” Whilst the house itself may lack aesthetic value, the shed has great historic significance within the Precinct and should be afforded extra protection.
23 Beach Street	The house itself has been modified greatly, however photographs during the site survey noted the presence of an old shed constructed from corrugated iron sheeting. The Lovell Chen (2021) report identifies: “ <i>The earliest fishermen’s houses were typically small weatherboard or sheet metal-clad structures with few internal partitions.</i> ” Whilst the house itself may lack aesthetic value, the shed has great historic significance within the Precinct and should be afforded extra protection.
28 Beach Street	The house itself has been modified greatly, however photographs during the site survey noted the presence of

	<p>an old shed constructed from weatherboard panels with brick veneer. The Lovell Chen (2021) report identifies: <i>“The earliest fishermen’s houses were typically small weatherboard or sheet metal-clad structures with few internal partitions.”</i> Whilst the house itself may lack aesthetic value, the shed has great historic significance within the Precinct and should be afforded extra protection.</p>
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The site inspection also noted that one building within the Precinct detracts from the aesthetic character of the area. This dwelling is located at 16 Beach Street. The building is taller than surrounding buildings with a steep roof line and its width acts as visual bulk, detracting from the buildings around it. Should future development be proposed on this lot, it should occur with the aim of making the dwelling more complementary to the area.

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6 PLANNING ASSESSMENT

The following recommended policies have been created based on the previous Lovell Chen (2021) significance assessment, existing policies and the results of the site inspection. These new recommendations have been created with the aim of fleshing out the existing conservation guidelines and to guide a more holistic approach to the future development of the area. This is important as the Fisherman's Flat Precinct is significant historically, aesthetically, and due to its special association with the fishing community.

6.1 Policy Basis

The Fisherman's Flat Precinct is characterised by its original subdivision pattern which allowed for double-fronted properties and its modest dwellings built between the 1870s and the 1940s.

Historically, it is representative of an integral part of Queenscliffe's history, demonstrated by the modest nature of the dwellings. This modesty is shown visually, through the abundance of single story, weatherboard houses with corrugated steel clad roofs. Later residences have continued in a similar manner, consisting of single storey with a generally modest scale and form.

Notably, the allotments usually include two street frontages. Despite the addition of second dwellings to rear streetscapes in a few instances, the original pattern of subdivision and occupancy remains clear. These conservation guidelines may be varied to the extent that it can be verified by photographic or other historical evidence that an equivalent structure once existed on the site.

6.2 Conservation Objectives

- To protect and enhance the visual and historical character of the precinct through the retention of the 1870s-1940s dwellings and ensure that the fishing village characteristics of the area set it apart from the main town centre.
- To retain the modest architectural characteristics, and general uniformity in mass and scale and overall visual consistency of the buildings featuring a similar form, style and setback along the street frontages.
- To retain the historic integrity of the area in any replanting program.
- To retain the locally unique subdivision pattern, with dual access to many properties by discouraging further subdivision of land, except to realign boundary between lots.
- To encourage the construction of complementary infill development and allow the possibility of contemporary interpretation of traditional building design and use of materials within new construction.

6.3 Building Siting, Design and Form

- Encourage the use of the traditional building design of the precinct, including narrow eaves, gable roofs, verandahs, vertical rectangular windows and unbroken facades;
- Site and design buildings and works to blend with the prevailing character of the precinct by:
 - Providing a front setback that matches the setbacks of adjacent buildings, or if these are different, a setback that is between the setbacks of adjacent buildings;
 - Designing dwelling facades to not be greater than 10 metres in width;
 - Discouraging buildings to exceed one storey;
 - Ensuring the highest point of the roof of a building is not greater than the highest adjacent building.

6.4 Materials, Colours and Finishes

- Encourage the use of the traditional building materials of the precinct, including:
 - Corrugated iron pitched roofs;
 - Vertical rectangular timber-framed windows;
 - Horizontal timber weatherboard walls;
 - Brick chimneys;
 - Timber verandahs.

6.5 Fences

- Maintain the traditional fencing of the precinct, such as low pickets, capped corrugated iron or twisted wire;
- Encourage the use of traditional materials and construction techniques for new fences;
- Design fences to not exceed:
 - 1300 mm for the frontage;
 - 2000 mm for side, rear or adjacent to vacant land.

6.6 Outbuildings

- Discourage the demolition of any outbuildings which were constructed between the 1870s and 1940s.

Table 4: Recommended Heritage Overlay Controls

Control	Recommendation
External Paint Controls	Yes
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and Fences Not Exempt	Yes
Victorian Heritage Register	No
Prohibited Uses May Be Permitted	No
Aboriginal Place	No

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7 CONCLUSION

This heritage review has examined the Lovell Chen (2021) report prepared for the Borough of Queenscliffe. Comparing the site inspection results to the original significance assessment revealed that Clause 23.01 Policies were lacking and did not present a fully holistic or inclusive approach to the conservation of the precinct. Using the guidelines within the 'Fisherman's Flat Urban Conservation Precinct Heritage Design Guidelines 2021' for this heritage review, the policy recommendations above have been created to round out the current policies and add more guidelines as to the sort of works that could occur within the precinct without having a detrimental impact on the heritage significance. It has also added extra guidelines to further encourage the safeguarding of the heritage buildings which currently exist within the precinct.

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8 REFERENCES

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APPENDIX 1: APPLYING THE HERITAGE OVERLAY

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Applying the Heritage Overlay

Planning Practice Note 1

AUGUST 2018

This practice note provides guidance about the use of the Heritage Overlay.

What places should be included in the Heritage Overlay?

- Any place that has been listed on the Australian Heritage Council's now closed Register of the National Estate.
- Any place that has been referred by the Heritage Council for consideration for an amendment to the planning scheme.
- Places listed on the National Trust Heritage Register of the National Trust of Australia (Victoria), provided the significance of the place can be shown to justify the application of the overlay.
- Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

Places listed on the former *Register of the National Estate* or on the *National Trust Heritage Register* of the National Trust of Australia (Victoria) do not have statutory protection unless they are protected in the planning scheme.

The heritage process leading to the identification of the place needs to clearly justify the significance of the place as a basis for its inclusion in the Heritage Overlay. The documentation for each place shall include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria.

What are recognised heritage criteria?

The following recognised heritage criteria shall be used for the assessment of the heritage value of the heritage place. These model criteria have been broadly adopted by heritage jurisdictions across Australia and should be used for all new heritage assessment work.

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

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

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

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

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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



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

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

The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.

The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality. Letter gradings (for example, "A", "B", "C") should not be used.

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.

Places of significance for historical or social reasons

Planning is about managing the environment and its changes. An appropriate test for a potential heritage place to pass in order to apply the Heritage Overlay is that it has 'something' to be managed. This 'something' is usually tangible but it may, for example, be an absence of built form or the presence of some other special characteristic. If such things are present, there will be something to manage and the Heritage Overlay may be applied.

If not, a commemorative plaque is an appropriate way of signifying the importance of the place to the local community.

Group, thematic and serial listings

Places that share a common history and/or significance, but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.

This approach has been taken to the listing of Chicory Kilns on Phillip Island in the Bass Coast Planning Scheme. The kilns are dispersed across the island but share a common significance. Group listing of the kilns also draws attention to the fact that the kilns are not just important on an individual basis but are collectively significant as a group.

The group approach has also been used for the former Rosella Factory Complex in the Yarra Planning Scheme. This important factory complex had become fragmented through replacement development making it hard to justify a precinct listing. The group listing, with a single Heritage Overlay number, has meant that the extent and significance of the complex can still be appreciated.

Writing a statement of significance

For every heritage place (that is, a precinct or individual place) a statement of significance must be prepared using the format of 'What is significant?'; 'How is it significant?' and 'Why is it significant?'.

What is significant? – This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example "(Criterion G)". An example statement of significance has been prepared for guidance, see **Appendix A**.



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The explanatory report for an amendment that includes a place in the Heritage Overlay (or other supporting documentation accompanying a planning scheme amendment) should:

- state whether the place is a precinct or an individual place
- identify if further controls allowed by the schedule to the overlay are required such as external paint controls or tree controls (the identification of further controls should be based on the explanation of why a heritage place is significant).

Incorporating, saving and displaying statements of significance

A statement of significance must be incorporated in the planning scheme for each heritage place included in the schedule to the Heritage Overlay after 31 July 2018. This requirement does not apply to a heritage place included in the schedule by an amendment prepared or authorised by the Minister for Planning under section 8(1)(b) or section 8A(4) of the *Planning and Environment Act 1987* before 31 October 2018.

However, a statement of significance may be incorporated for any heritage place included in the schedule before 31 July 2018 or by an amendment that the exemption applies to.

If a statement of significance is incorporated in the planning scheme, the name of the statement must be specified in the schedule to the overlay.

All statements of significance (incorporated or otherwise) should be securely stored in the HERMES heritage database.

Where a planning scheme amendment has resulted in the inclusion of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, the heritage study documentation and statements of significance) needs to be updated. A statement of significance that has been incorporated into the planning scheme can only be changed by an amendment to the planning scheme. If the heritage place does not have a statement of significance that has been incorporated, then any changes should be entered into the department's HERMES heritage database.

Where a place (either a precinct or individual place) is included in the Heritage Overlay, the statement of significance for that place should be publicly viewable through the department's Victorian Heritage Database.

Additional resources may be required

When introducing the Heritage Overlay, a council should consider the resources required to administer the heritage controls and to provide assistance and advice to affected property owners. This might include providing community access to a heritage adviser or other technical or financial assistance.

Drafting the Heritage Overlay schedule

What is a heritage place?

A heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land. It cannot include movable or portable objects such as machinery within a factory or furniture within a house.

What is the planning scheme map reference number?

In column one of the schedule, the Planning Scheme Map Reference prefix should read HO1, HO2, HO3 and so on. Each heritage place in the schedule will have its own identifying number. The planning scheme maps should also record these numbers as a cross reference between the maps and the schedule.

Street numbers and location descriptions

Street numbers and locality addresses should be included for properties wherever possible. Where a street address is not available, plan of subdivision details (for example, Lot 1 of PS12345) should be used. Avoid using Crown Allotment details, Certificate of Title details or obscure location descriptions if possible.

How should the Heritage Overlay schedule be arranged?

There are three preferred options for arranging the schedule:

- Heritage places may be arranged in ascending numerical order by their planning scheme map reference number (eg HO1, HO2, HO3 and so on).
- Heritage places may be grouped according to their suburb, town or location and then arranged alphabetically by street address within each grouping.
- All places may be listed alphabetically by their street address irrespective of their location.

Use the method which most assists users of the planning scheme to find the relevant property by a simple search through the schedule.



An example of a schedule to the Heritage Overlay is included at **Appendix B**.

Application requirements

The schedule allows for application requirements to be specified.

Incorporated plan

Clause 43.01-3 of the Heritage Overlay allows an incorporated plan to be prepared to identify works to a heritage place that are exempt from the need for a planning permit. To do so, the plan must be specified in the schedule to the overlay and must also be listed in the schedule to Clause 72.04.

Statements of significance

Where a statement of significance is incorporated in the planning scheme, it must be given a title which includes the name of the heritage place or if there is no name specified, the full address of the heritage place. The title of the statement of significance must be specified in the schedule to the overlay. The title of the statement must also be listed in the schedule to Clause 72.04.

Heritage design guidelines

Where detailed heritage design guidelines have been prepared for a heritage place, they may be incorporated into the planning scheme. The title of the incorporated document must be specified in the schedule to the overlay and must also be listed in the schedule to Clause 72.04.

Applying external painting controls

External painting controls over particular heritage places can be applied in the schedule by including a 'yes' in the External Paint Controls Apply? column.

Applying internal alterations controls

Internal alteration controls over specified buildings can be applied in the schedule by including a 'yes' in the Internal Alteration Controls Apply? column. This provision should be applied sparingly and on a selective basis to special interiors of high significance. The statement of significance for the heritage place should explain what is significant about the interior and why it is important.

Applying tree controls

The schedule can apply tree controls over heritage places. The tree controls could apply to the whole of a heritage place (for example, over a house site or an area) or a tree or group of trees could be specifically nominated as the heritage place.

Tree controls are applied by including a 'yes' in the Tree Controls Apply? column. Tree controls should only be applied where there has been a proper

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assessment. The statement of significance for the heritage place should identify the particular trees that are significant (under "What is significant?") and why the tree or trees are important.

If only one, or a few trees within a large property are considered significant, the 'Tree Controls Apply' column can be qualified with the relevant details. A planning permit would then only be required to remove, destroy or lop the trees that were specifically identified in the column.

This control is designed to protect trees that are of intrinsic significance (such as trees that are included on the National Trust Heritage Register), or trees that contribute to the significance of a heritage place (for example, trees that contribute to the significance of a garden or area). The control is not meant to protect trees for their amenity value. See *Planning Practice Note 7 – Vegetation Protection in Urban Areas* for alternative methods of vegetation protection.

Outbuildings and fences

Councils may consider that certain outbuildings and/or fences on heritage sites are significant and can therefore require that these be subject to the notice and review requirements of the *Planning and Environment Act 1987*. This is achieved by including the word 'yes' in the column headed 'Outbuildings or fences which are not exempt under Clause 43.01-4?'

It is helpful to landowners and users of the planning scheme if the column in the schedule identifies the particular outbuildings and/or fences that are considered to be significant. The statement of significance for the heritage place should also identify the particular outbuildings and/or fences that are significant (under "What is significant?") and why they are important.

How should places in the Victorian Heritage Register be treated in the schedule and map?

Section 56 of the *Heritage Act 2017* (Heritage Act) requires that the Minister for Planning must 'prepare and approve an amendment to any planning scheme applying to a place which is included or amended in the Heritage Register to identify the inclusion or amendment of that place in the Heritage Register'. This is intended as an alert to planning scheme users of restrictions that might apply to land under the Heritage Act.

Planning authorities should not amend the schedule or maps as they relate to places in the Victorian Heritage Register and certainly not without the prior approval of Heritage Victoria. This is to ensure that



planning schemes accurately reflect the Heritage Register as required by the Heritage Act.

Under Clause 43.01-2, places on the Victorian Heritage Register are subject to the requirements of the Heritage Act and not the planning provisions of the Heritage Overlay. Where Places included in the Victorian Heritage Register are listed in the schedule, a dash should be recorded in columns three (external paint controls), four (internal alteration controls), five (tree controls) and six (outbuildings and fences) to avoid any possible confusion as to whether planning provisions apply to these properties. In column seven ('Included on the Victorian Heritage Register ...') the reference number of the property on the Victorian Heritage Register should be included as an aid to users of the planning scheme.

Allowing a prohibited use of a heritage place

It is possible to make a prohibited use permissible at a specific place by including a 'yes' in the Prohibited uses may be permitted? column.

This provision should not be applied to significant areas because it might result in the de facto rezoning of a large area. The provision should only be applied to specific places. For example, the provision might be used for a redundant church, warehouse or other large building complex where it is considered that the normally available range of permissible uses is insufficient to provide for the future conservation of the building. Currently this provision applies in the metropolitan area of Melbourne to places that are included on the Victorian Heritage Register.

Aboriginal heritage places

Scarred trees, stone arrangements and other places significant for their Aboriginal associations can be identified by including a 'yes' in the Aboriginal Heritage Place? column. As with any place listed in the Schedule to the Heritage Overlay, supporting justification is expected to apply this provision.

The standard permit requirements of Clause 43.01-1 of the Heritage Overlay apply to Aboriginal heritage places included in the schedule. Clause 43.01-10 reminds a responsible authority that the requirements of the *Aboriginal Heritage Act 2006* apply to these places.

How are heritage precincts and areas treated?

Significant precincts and areas should be identified in the schedule and be mapped.

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How are individual buildings, trees or properties of significance located within significant areas treated?

The provisions applying to individual buildings and structures are the same as the provisions applying to areas, so there is no need to separately schedule and map a significant building, feature or property located within a significant area.

The only instance where an individual property within a significant area should be scheduled and mapped is where it is proposed that a different requirement should apply. For example, external painting controls may be justified for an individual building of significance but not over the heritage precinct surrounding the building.

Alternatively, tree controls may be justified for a specific tree or property within a significant precinct but not over the whole precinct. In such situations the individual property or tree should be both scheduled and mapped.

Significant buildings or structures within a significant precinct can be identified through a local planning policy.

Curtilages and Heritage Overlay polygons

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority. Examples of situations where a reduction in the curtilage and polygon may be appropriate include:

- A homestead on a large farm or pastoral property where it is only the house and/or outbuildings that is important. In most cases with large rural properties, the inclusion of large areas of surrounding farmland is unlikely to have any positive heritage benefits or outcomes.



- A significant tree on an otherwise unimportant property.
- A horse trough, fountain or monument in a road reservation.
- A grandstand or shelter in a large but otherwise unimportant public park.

Suggested steps in establishing a curtilage and polygon include:

1. Review the heritage study documentation and ask the question 'What is significant?'. The polygon should capture those elements of the place that are significant. If there are multiple elements that are widely dispersed on the property, one option may be to have multiple polygons which share the same Heritage Overlay number.
2. In addition to capturing the elements that are significant, it is almost always necessary to include a curtilage (see definition above) to:
 - retain the setting or context of the significant building, structure, tree or feature
 - regulate development (including subdivision) in proximity to the significant building, tree or feature.
3. Where possible, uncomplicated and easily recognised boundaries (such as a fence line) leave little room for potential dispute in terms of the land affected by any future Overlay.
4. Use aerial photos where they exist to assist in identifying a reduced curtilage.
5. Where access is possible, 'ground truthing' may be of assistance.

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6. Explain the basis for the reduced curtilage polygon in the heritage study documentation
7. Where questions might arise in the future as to the extent of the polygon shown on the planning scheme map, use the entry in the Schedule to the Heritage Overlay (i.e. column two) to specify the area covered by the polygon. For example:

"The heritage place is the Moreton Bay Fig Tree and land beneath and beyond the canopy of the tree and extending for a distance of five metres from the canopy edge."

Mapping heritage places

All heritage places must be both scheduled and mapped.

In each case, care should be taken to ensure that there is an accurate correlation between the Heritage Overlay schedule and the Heritage Overlay map.

The need for care is exemplified by the fact that the Heritage Overlay map will be the determining factor in any dispute as to whether a control applies (for example, in cases where there is conflict between the Heritage Overlay map and the property description or address in the Heritage Overlay schedule).

Councils are encouraged to review their planning schemes to ensure that all heritage places are correctly mapped and that there are no discrepancies between how places are identified in the Heritage Overlay schedule and Heritage Overlay maps.

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APPENDIX A. Example statement of significance

GUMNUT PLANNING SCHEME

Wombat Flats Precinct Statement of Significance

Heritage Place: Wombat Flats Precinct	PS ref no: HO26
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[Insert photo and or map, if applicable]

What is significant?

The following features contribute to the significance of the precinct:

The houses constructed from c.1855 to c.1910, as shown on the precinct map.

- The overall consistency of housing form (hipped roofs, single storey wall heights), materials and detailing (weatherboard, face brick or stucco external cladding, corrugated metal roofs, wide verandahs facing the street, brick chimneys), and siting (generous and consistent front and side setbacks).
- Streetscape materials such as bluestone kerb and channel and concrete footpaths. Features that do not contribute to the significance of this place include non-original alterations and additions to the contributory buildings shown on the precinct map and the houses at 32, 24 & 36 Wattle Avenue.

Contributory buildings:

Wattle Avenue: 3,5,7,9,11,13,15,17,19

Myrtle Street: 7,11,12

Features that do not contribute to the significance of this place include non-original alterations and additions to the contributory buildings shown on the precinct map and the houses at 32, 24 & 36 Wattle Avenue.

How is it significant?

The Wombat Flats Precinct is of local, historic and aesthetic significance to Gumnut Shire.

Why is it significant?

Historically, the precinct demonstrates how the gold rush encouraged the residential development of this area in the mid-nineteenth century. The later Victorian and Edwardian housing demonstrates the next stage of development, which resulted from the establishment of improved transport links and industries such as the Butterscotch Factory in near-by Lilly Pilly Street. (Criterion A)

The precinct is significant for the way it demonstrates the key phases of development prior to World War I, characterised by mid to late Victorian era housing, supplemented by Edwardian infill, set within a nineteenth century subdivision with a regular allotment pattern. It is representative of the way residential areas in Gumnut developed during this era. (Criterion D)

The mid to late Victorian and Federation/Edwardian houses with characteristic form, materials and detailing are complemented by traditional public realm materials such as concrete footpaths and bluestone kerb and channel. (Criterion E)

Primary source

[Insert applicable study and/or citation, if applicable]

[Insert grading table for large precincts]

Number	Address	Grade
7	Wattle Avenue	Contributory

This document is an incorporated document in the Gumnut Planning Scheme pursuant to section 6(2)(g) of the Planning and Environment Act 1987



APPENDIX B. Example schedule to the Heritage Overlay

GUMNUT PLANNING SCHEME

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements

None specified.

2.0 Heritage places

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	House 1 Albert Street, Belmont	Yes	No	No	Yes, front fence	No	No	No
HO2	Althol House 57 Albert Street, Belmont	-	-	-	-	Yes Ref No H456	Yes	No
HO3	Moreton Bay Fig Tree 26 Bryant Street, Ceres The heritage place is the Moreton Bay Fig Tree and land beneath the canopy edge of the tree for a distance of five metres from the canopy edge	No	No	Yes	No	No	No	No
HO4	Barwon River Bridge Station Street, Geelong	-	-	-	-	Yes Ref No H789	No	No
HO5	William Street Precinct William Street, Geelong	Yes	No	No	No	No	No	No
	Incorporated plan: William Street Precinct permit exemptions							
	Statement of significance:							

An incorporated plan, statement of significance and design guidelines are listed in column 2, under the relevant heritage place name

Heritage places listed in the schedule before 31 July 2018 are not required to include a statement of significance



GUMNUT PLANNING SCHEME

PS map ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Williams Street Precinct Statement of Significance Heritage design guidelines: William Street Precinct streetscape design guidelines							
HO6	Wombat Flats Precinct 1-35 & 2-36 Wattle Avenue and 1-29 & 2-30 Blue Gum Statement of significance: Wombat Flats Precinct Statement of Significance	No	No	No	No	No	No	No
HO7	Mount Rothwell Stone Arrangement Mount Rothwell Station Little River-Ripley, Little River Statement of significance: Mount Rothwell Stone Arrangement Statement of Significance	No	No	No	No	No	No	Yes

A statement of significance is listed in column 2, under the relevant heritage place name