

Draft Report

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

Client

Borough of Queenscliffe

04 August 2023



Ecology and Heritage Partners Pty Ltd

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Cover Photo: “Ikin Cottage”, a restored original fisherman’s cottage, now housed in Queenscliffe Maritime Museum grounds was originally located at 2 Bay Street (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

The Fisherman’s Flat Urban Conservation Precinct (HO1), hereafter referred to as ‘Fisherman’s Flat (HO1)’, is listed on the Borough of Queenscliffe Heritage Overlay, located at the northern tip of Queenscliff (Map 1). The area is almost entirely residential and retains the bulk of the original subdivision by the Crown Lands Department, which includes Wharf Street, Bridge Street, Bay Street (formerly Fish Street) and Beach Street (Figure 1).



Figure 1: Extent of Fisherman's Flat Urban Conservation Precinct (HO1) (red boundary) (Source: Nearmap 2023).

1.1 Scope of Works

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

- Undertake a comprehensive review of existing citations for places located within the Fisherman’s Flat (HO1) (Section 3);
- Confirmation or modification of the ‘contributory’ and ‘non-contributory’ classifications within Fisherman’s Flat (HO1) (Section 3);

- Assessment of potential heritage buildings, in addition to those already nominated, within existing property boundaries in Fisherman’s Flat (HO1) (Section 4) 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*;
- Review the recommendations of the *Borough of Queenscliff Planning Scheme Review* Volumes 1, 2, 3, and 4 (Lovell Chen 2021) as they relate to the Fisherman’s Flat (HO1) (Section 4); and
- Drafting of planning controls and planning scheme amendment documentation associated with recommended changes (Section 5).

1.2 Methodology

This report reviews the current *Borough of Queenscliffe Planning Scheme Review* (Lovell Chen 2021). This review uses the known historic significance of the Fisherman’s Flat (HO1) to determine whether the assessment and recommendations in the Lovell Chen *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 at Ecology and Heritage Partners) on 14 July 2022, with an additional site visit conducted by Tom Lally on 21 June 2023. Based on the site visits, the report examines all properties currently within the extent of Fisherman’s Flat (HO1). Oona Nicolson (Director and Principal Heritage Advisor at Ecology and Heritage Partners) reviewed the report and had oversight of the project.

1.3 Limitations

This review only includes a discussion of the Fisherman’s Flat area at a local planning scheme level. Comment on related cultural heritage matters that are not within the scope of works for the purpose of this report are included below.

Several established areas of Aboriginal cultural heritage sensitivity under the *Aboriginal Heritage Regulations 2018* are present within the extent of HO1; including r.29 (Declared Ramsar wetlands), r.30 (Coastal Crown Land), r.31 (Coastal land) and r.41 (Sand sheet). If any proposed ground disturbing works within Fisherman’s Flat Urban Conservation Precinct (HO1) are in an identified area of cultural sensitivity under the *Aboriginal Heritage Regulations 2018*, and the proposed development is a high impact activity under Division 5 of the Regulations, a mandatory Aboriginal CHMP is required to be prepared in accordance with the *Aboriginal Heritage Act 2006* and approved prior to any planning permit being issued. The Registered Aboriginal Party (RAP) responsible for heritage matters in this area must be invited to participate in the preparation of the CHMP.

A number of Victorian Heritage Inventory (VHI) sites (archaeological) also intersect with the Fisherman’s Flat area directly related to the maritime history of the precinct. These sites are protected under the *Heritage Act*

2017. While these sites have been presented within the revision of the individual citation assessments, no further discussion related to these sites will be presented within this report.

The site visits were 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 and requested for their properties not to be photographed were noted.

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2 DESCRIPTION AND HISTORY

2.1 Overview

Fisherman's Flat Urban Conservation Precinct is identified as HO1 on the Queenscliffe Planning Scheme (QPS) (Figure 2). The precinct intersects with several Victorian Heritage Inventory (VHI) sites (archaeological), is within several established areas of cultural heritage sensitivity under the *Aboriginal Heritage Regulations 2018*, and envelopes an additional Heritage Overlay place, 35 Beach Street *Araucaria hetrophylla* (Norfolk Island Pine) (HO12) (Table 1). is the precinct is not included on the National Trust of Australia (Victoria) heritage register.

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Figure 2: Heritage Policy Map 1 (Source: Fisherman's Flat Urban Conservation Precinct Heritage Design Guidelines 2021).

Table 1: Individual heritage places within the Fisherman's Flat Heritage Precinct (HO1)

Place ID	Name/Description
Victorian Heritage Inventory (VHI)	
H7821-0079	Railway Sidings and Sheds (Area C)
H7821-0091	Lacco's The Sail Loft and Slipway
H7821-0092	Queenscliff Bight Couta Boat Careening Beach
H7821-0093	Cayzer's Boat Shed and Slipway Site
H7821-0095	Queenscliff Fishermen's Co-operative
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 a discussion of the Fisherman's Flat area at a local planning scheme level in relation to cultural heritage. The following controls, policies and guidelines and planning zones apply to the Fisherman's Flat area of Queenscliff:

Controls	Policies and Guidelines	Planning Zones
Heritage Overlay (HO – Schedule 1 and 12) <ul style="list-style-type: none"> - Clause 43.01 of the Heritage Overlay; and - Schedule to Clause 43.01 	Clause 22.02 of the Heritage Policy	Mixed Use Zone (MUZ – former Guesthouses at 6, 8, 10 and 12 Wharf Street)
Significant Landscape Overlay (SLO - Schedule 1; foreshore areas only);	Clause 22.03 of the Urban Character Policy	Neighbourhood Residential Zone (NRZ – Schedule 2 – majority of Fisherman's Flat)
Design and Development Overlay (DDO – Schedule 6)	<i>Fisherman's Flat Urban Conservation Precinct Heritage Guidelines 2021</i>	Special Use Zone (SUZ – Schedule 1 – 1 Bridge St)
Environmental Significance Overlay (ESO – Schedule 1 and 2)		

2.2 History of Fisherman's Flat

The following history has been revised from the original Lovell Chen citation recommendation (Vol 4, 2021:1):

2.2.1 Aboriginal History

For many thousands of years, the area currently known as Fisherman's Flat and the wider Swan Bay area was under the care of the Wadawurrung people. Within Wadawurrung country, the rivers and seas offered a diverse range of fish, including flathead, whiting, salmon, and eels, as well as various types of shellfish (Stowers 2022).

Various archaeological sites within the Queenscliff and Swan Bay region have been registered on the Victorian Aboriginal Heritage Register (VAHR) that relate to the historical occupation of the area by the Wadawurrung people. These sites, including artefact scatters, shell middens, and earthen features, have been identified during different development projects in the region (VAHR 2023).

The Wadawurrung women practiced systematic cultivation and harvesting of the highly nutritious *murnong*, also known as yam daisy (*Microseris lanceolata*), which resembled small sweet potatoes and grew abundantly. To cook their food, they constructed pits lined with stones. They sewed up baskets woven with green leaves, filling them with yams, duck, fish, and vegetables. These baskets were then covered with hot stones and coals and left to cook slowly. Over time, the remnants of these cooking pits accumulated, and evidence of these deposits, known as middens, can be found along the Queenscliff and Swan Bay coastline (Stowers 2022).

The Wadawurrung men employed a technique called "firestick farming" (Jones 1969) to enrich and fertilize the soil. They lit controlled winter fires in a mosaic pattern, which served as a highly sophisticated method to promote optimal conditions for the growth of native plants and game.

Even during the earliest years of European colonization in Queenscliff, the Wadawurrung people were observed conducting traditional ceremonies on the grassy area by the water's edge of Swan Bay, near the present-day location of the railway station (Hill 2019).

2.2.2 Fishing in Queenscliff

Fishing in Queenscliff began at least in the early 1850s with Chinese fisherman, supplying the goldfields with dried fish (Stowers 2020). Having initially camped on the beach on the spit between the mainland and Swan Island, by the early 1850s a row of houses was established and became known as Chinaman's Point (Hill 2019) (Figure 3). They were joined within a few years by settlers from Britain, Norway, Spain, Italy, Greece, Portugal and later New Zealanders (Maoris) (Lovell Chen 2009).

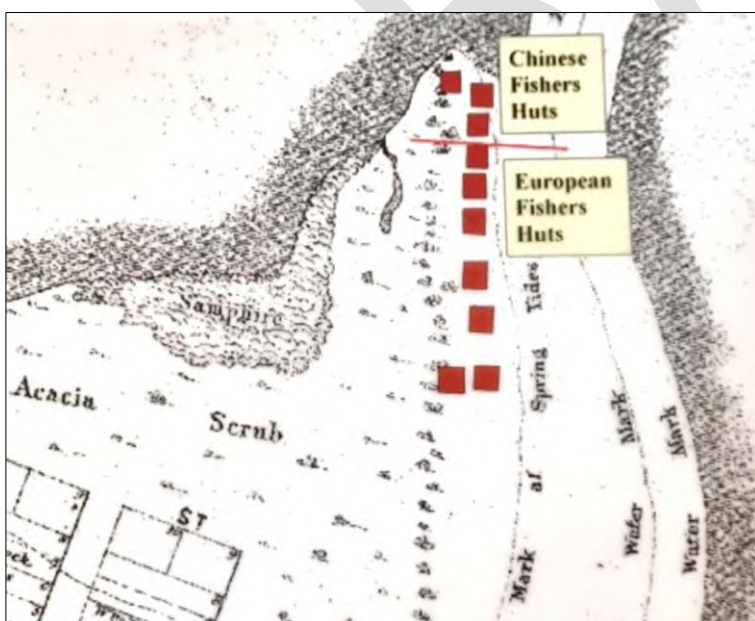


Figure 3: Location of first dwellings established on 'the Spit', northeast of Queenscliff (Source: Stowers 2020).

In 1856, a jetty was built out from the beach to the northeast of Queenscliff, with a planked roadway built to provide access across the soft, sandy foreshore (Hill 2019). At the same time, a designated area known as the Flat was officially established as a reserve for fisherman, which allowed fishing families to move their homes from the beach to this land which was leased from the Crown Lands Department (Stowers 2020). This land remained Crown property until it was offered for purchase to the various leases in the 1950s. Under conditions of their licenses, the fishermen were entitled to live on Crown Land at a cost of £1 per year.

2.2.3 Establishment of Fisherman’s Flat

The first allotments surveyed as part of the Flat were created in 1864 for lease to licensed fishermen under the Fishing Act of the Victorian Government, and thus became known as Fisherman’s Flat. Originally, the area was comprised of Plank Road (now Wharf Street), which lead to the original fisherman’s pier, and Fish Street (now Bridge Street), which terminated at Chinaman’s Point (Hill 2019) (Figure 4).



Figure 4: First allotments established on Fisherman's Flat, 1856 (Source: SLV 2023a).

Many fishermen 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) (Lovell Chen 2009). 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. As a result, additional allotments were established along Bay Street and the western side of Beach Street, and by 1895, 43 allotments were occupied by fisherman (Figure 5). Allotments were not created on the eastern side of Beach Street until 1907, marking the final stage of the Fisherman’s Flat evolution, 43 years after the initial designation of allotments (Figures 6 – 9).

Made this 11 day of 1985 in the year of our Lord 1985.

SOUTH WESTERN PROVINCE. QUEENSLIFFE DIVISION.

No. of Rate	Residence Name From Street	Occupier Name From Street	Trade or Occupation	Address	Name of Owner Rateable Property	Classification and Situation of Rateable Property
368	Thwaites	John	fisherman			Dwelling Half St.
369	Aikin	Barry				" "
370	Jackson	William A	fisherman			" "
371	Antikarov	Gerhard				" "
372	Deveny	Mr Ellen				" "
373	Robben	Harri	fisherman			" "
374	Stempson	Mr Barry				" "
375	Batchelor	Simon	fisherman			" "
376	Chidsey	Benjamin				" "
377	Thompson	John				" "
378	Art	Richard				" "
379	Lobias	Ruben	fisherman		The Crown	2 flats
380	Woodell	Thomas	fisherman			Dwelling
381	Isid	Ernest				" "
382	Thwaites	Alex				" "
383	May	George				" "
384	Regeers	Edward				" "
385	Jones	George				" "
386	Drusell	Henry				" "
387	Waldfield	Carolne			to Waldfield	0 Rural Plot
388	Frazier	John Thomas				Dwelling Cottage
389	Ellis	William				" Fish St.
390	Kays	Jim				" "
391	Pickering	Alexander				" "
392	Bouchonre	Daniel				" "
393	Chidsey	Alexander				" "
394	Jamieson	Augustine				" "
395	Aikin	James				" "
396	Smith	William P.				" "
397	Kays	Louis				" "
398	Ellis	Thomas				" "
399	Shapter	Malto				" "
400	Hunter	Andrew				Flat Hut
401	Simpson	Barry				Dwelling Beach
402	Chapman	Robert				" "
403	Shanghai	Robert				" "
404	Quasab	William				" "
405	Lucas	Joseph				" "
406	Wells	Joseph				" "
407	Thwaites	William J				" "
408	Lucas	Mr Henry				" "
409	Jackson	George				" "
410	Darwin	Harvey				" "

Figure 5: Excerpt of Queenscliffe Borough Rate Book, dated 1985 (Source: Stowers 2020).



Figure 6: Photograph looking north-east over Queenscliff, noting dwellings on Fisherman's Flat and Fisherman's Pier in the background, dated c.1880-1900 (Source: SLV 2023b).



Figure 7: Photograph looking north-east over Fisherman's Flat, dated c.1910 (Source: Queenscliff Historical Museum (QHM) 2023).

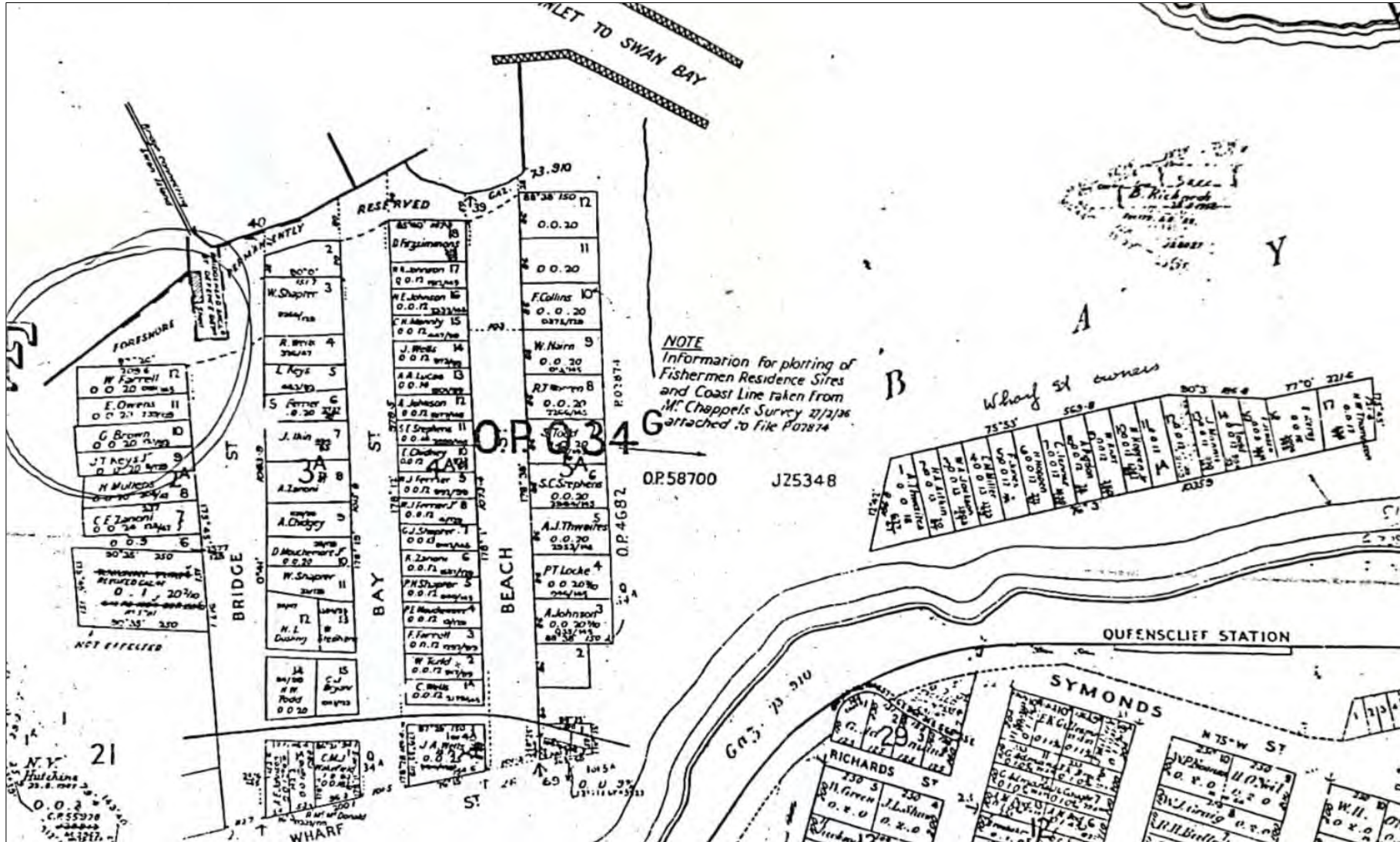


Figure 8: Township Plan of Fisherman's Flat allotment owners, dated c.1930 (Provided by P. Ferrier, Queenscliff resident).

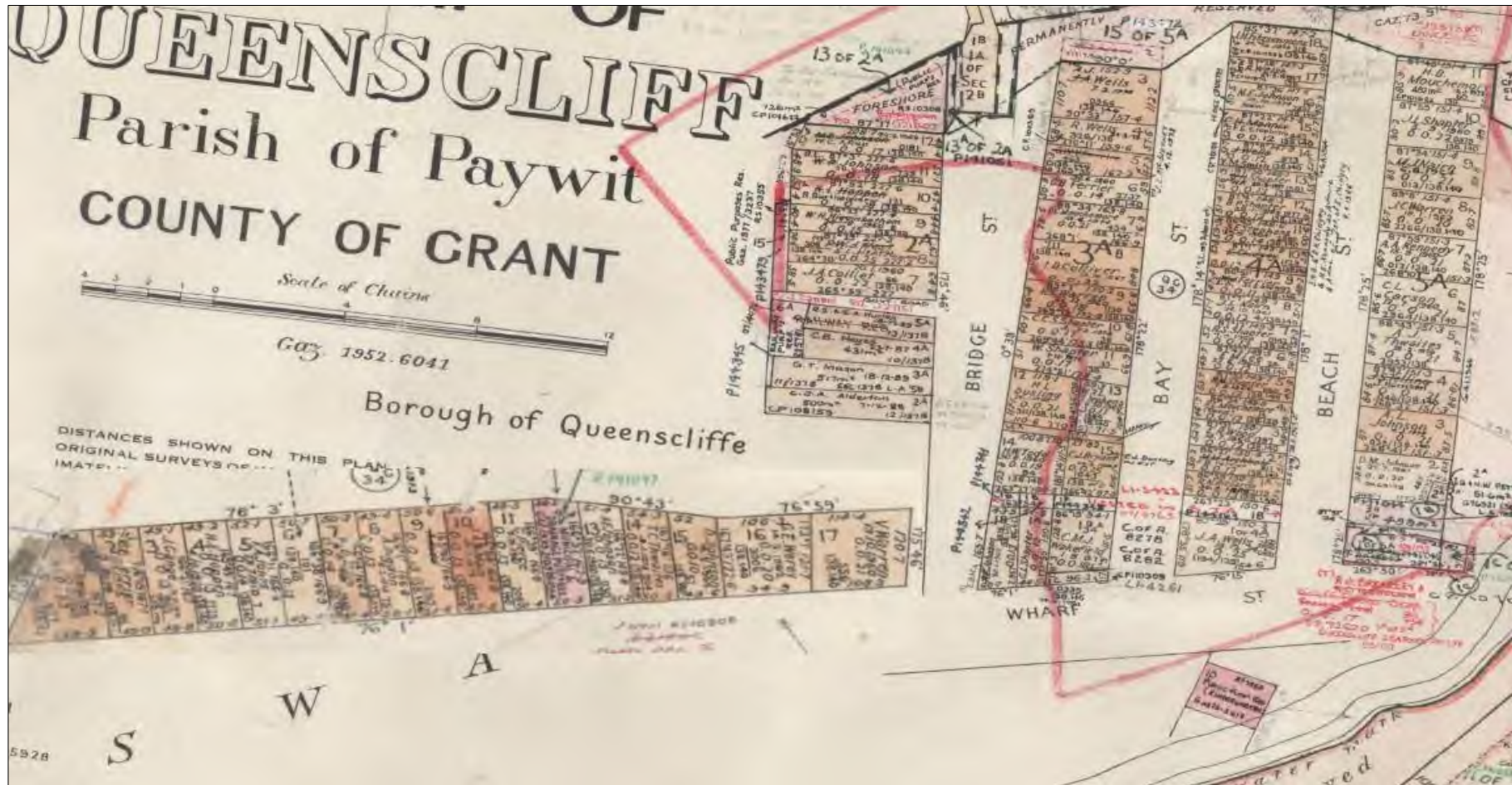


Figure 9: Township Plan of Fisherman's Flat allotment owners, dated 1959 (Source: PROV 2023a).

2.2.4 Queenscliff Railway

When the Queenscliff Railway Station was opened on 21 May 1879, it greatly improved transport facilities for the fisherman by giving them a direct, and safer line to the Melbourne market (Hill 2019). No.1 track continued on across Bridge Street and behind the fisherman's homes in Wharf Street and terminated in two dead end sidings at the foot of Fisherman's Pier (Figure 10). A transshipment platform was provided here serving both the Victorian Railway and the narrow-gauge tramway that traversed the pier before the section was closed in 1936 (*Queenscliff Railway Station* [Steel plaque], cited 22 June 2023). After the closure, 4 Wharf Street and 39 Bay Street were created as allotments, while the property boundaries of 6, 8, 10 and 12 Wharf Street were extended to the north to take the space vacated by the decommissioned railway line.



Figure 10: Former railway line to Fisherman's Pier (foreground), traversing behind Wharf Street properties, dated 1928 (Source: SLV 2023c).

2.2.5 Fisherman's Cottage's Construction

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 (Lovell Chen 2009). During years of leaner catches, fisherman and their families would let their house out to visitors and camped in sheds in the backyards, known as 'sleepouts' (Figure 11; Raison 2002), some of which still survive. 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. However, records held at the Public Records Office Victoria (PROV) offer precise details regarding leaseholds for the Fisherman's Flat allotments, emphasizing the unique nature of the Precinct. One insight into the allotments can be drawn from a 1959 Allotment Plan, which annotates existing structures and materials in many of the Fisherman's Flat allotments (Figure 11).

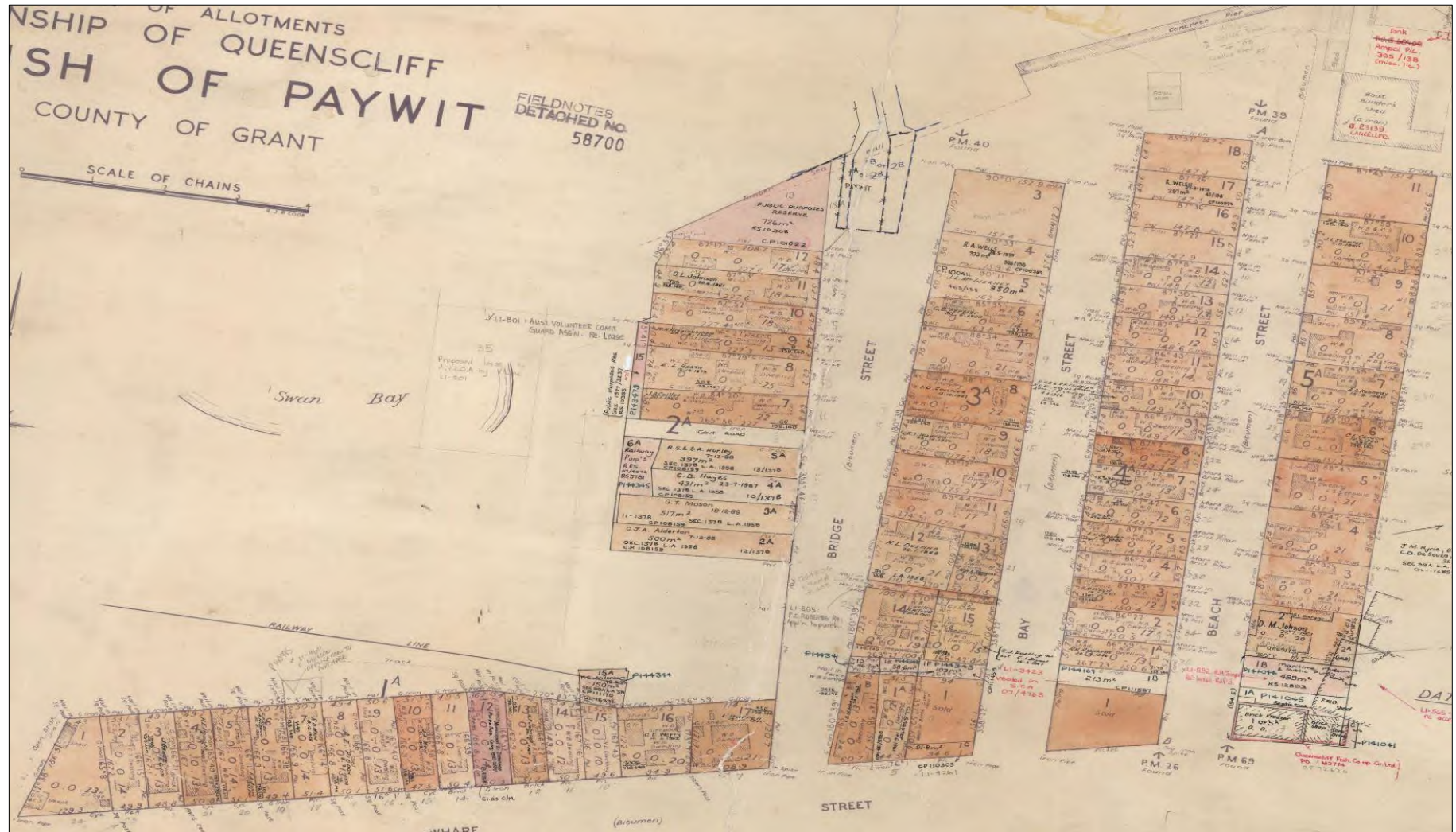


Figure 11: Allotments Township plan of Fisherman's Flat allotment layouts, dated 1959 (Source: PROV 2023b).

2.3 Description and Integrity

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

Fisherman's Flat (HO1) comprises of 75 different allotments along Bay Street, Beach Street, Bridge Street and Wharf Street, Queenscliff. The area is almost entirely residential, with only three allotments non-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.

2.4 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.

2.5 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. While no individual building is significant, many intact contributory buildings with the Precinct are identified in the individual citations.

How is it significant?

This precinct is of historical, aesthetic and social 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.

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3 CITATION ASSESSMENTS

3.1 Introduction

Fisherman's Flat (HO1) is comprised of 76 different properties along Bay Street, Beach Street, Bridge Street and Wharf Street, Queenscliff (Tables 4-7; Figure 12). Lovell Chen (2021) graded 36 of these properties as being 'Contributory' to the Heritage Overlay. Citations deemed as 'Contributory' are those which contain original elements of fisherman's cottages and outbuildings or cladding over original structures, retain a low front fence, house single-storey dwellings/structures or contribute to the historical significance of the precinct. Citations deemed as 'Non-contributory' contain little or no original elements of fisherman's cottages and outbuildings, were constructed post-1960, are constructed of brick and other modern materials or house two-storey dwellings and outbuildings.

Due to inconsistencies in data presented for some of the citations, a revision of each citation is presented below in Section 4.2 to 4.5, with Section 5 discussing changes made to gradings based on these revisions. The revised citations comprise of a combination of modern and historical imagery to document retention or removal of original property elements and providing a rationale for 'contributory' or 'non-contributory' to the Heritage Overlay based on this. These revisions also introduce new elements from the original Lovell Chen (2009) citations, including grading the *integrity* and *intactness* of a citation, discussing the presence of secondary cottages/sleepouts which were a key element to original fisherman's properties (see Section 3.1.5 above), historical notes or leasehold information relating to citations that justify its 'contributory' grading, and any additional information that has impacted on how a citation has been graded.

The terms *integrity* and *intactness* of a citation have been included in reference to the definitions provided in the Heritage Council of Victoria's (2022 and 2019) *Assessing the cultural heritage significance of places and objects for possible state heritage listing: The Victorian Heritage Register Criteria and Threshold Guidelines*.

Integrity: *Refers to the degree to which the heritage values of the place or object are legible and able to be understood and appreciated. For example, does it include all the elements necessary to express its significance? If considerable change to the intactness of a place or object has occurred (through changes to the fabric or setting, physical deterioration etc) the significant values may not be readily identifiable, and the place or object may have low-level integrity. It should be noted that non-original fabric can contribute to the Heritage Integrity of a place/object (HVC 2022). Ratings: High – Moderate – Low.*

Intactness: *Refers to the degree to which a place or object retains its significant fabric. Note: Intactness should not be confused with condition – a place may be highly intact, but the fabric may be in a very fragile condition (HCV 2019). Ratings: Good – Fair – Poor.*



Figure 12: Satellite imagery of Fisherman's Flat (HO1; red boundary), dated 2023 (Source: Nearmap).

'Other Heritage control/listing' column was incomplete in the Lovell Chen review (2009), with several Victorian Heritage Inventory sites omitted. These have been included in Table 2-5 below.

Table 2: Bay Street properties within HO1 and Grading

Address	Place Name	Lovell Chen (2021) Grading	Other Heritage control/listing
2 Bay Street	<i>Sparkling Waters</i>	Non-contributory	-
4 Bay Street		Non-contributory	-
6 Bay Street		Non-contributory	-
8 Bay Street		Non-contributory	-
10 Bay Street		Contributory	-
12 Bay Street		Non-contributory	-
16 Bay Street	<i>The Moorings</i>	Contributory	-
18 Bay Street		Non-contributory	-
20 Bay Street	<i>Maison par la Mer</i>	Contributory	-
22 Bay Street		Contributory	-
24 Bay Street		Contributory	-

Table 3: Beach Street properties within HO1 and Grading

Address	Place Name	Lovell Chen (2021) Grading	Other Heritage control/listing
1 Beach Street		Vacant site	VHI H7821-0092 (Queenscliff Bight Couta Boat Careening Beach) VHI H7821-0093 (Cayzer's Boat Shed and Slipway Site)
2 Beach Street	<i>Fitz's Corner</i>	Contributory	-
4 Beach Street		Contributory	-
5 Beach Street	<i>Calala</i>	Non-contributory	VHI H7821-0098 (Chinaman's Point Chinese Fishers' Huts) VHI H7821-0092 (Queenscliff Bight Couta Boat Careening Beach)
6 Beach Street	<i>Lagana</i>	Non-contributory	-
8 Beach Street		Contributory	-
9 Beach Street	<i>Brixham</i>	Non-contributory	VHI H7821-0098 (Chinaman's Point Chinese Fishers' Huts) VHI H7821-0092 (Queenscliff Bight Couta Boat Careening Beach)
10 Beach Street		Non-contributory	-
11 Beach Street		Contributory	VHI H7821-0098 (Chinaman's Point Chinese Fishers' Huts) VHI H7821-0092 (Queenscliff Bight Couta Boat Careening Beach)
12 Beach Street		Contributory	-
14 Beach Street		Non-contributory	-
15 Beach Street		Contributory	VHI H7821-0098 (Chinaman's Point Chinese Fishers' Huts) VHI H7821-0092 (Queenscliff Bight Couta Boat Careening Beach)
16 Beach Street		Non-contributory	-
18 Beach Street	<i>Chidgeys</i>	Non-contributory	-
19 Beach Street		Non-contributory	VHI H7821-0098 (Chinaman's Point Chinese Fishers' Huts) VHI H7821-0092 (Queenscliff Bight Couta Boat Careening Beach)
20 Beach Street		Contributory	-
22 Beach Street	<i>Lola's by the Sea</i>	Non-contributory	-
23 Beach Street		Non-contributory	VHI H7821-0098 (Chinaman's Point Chinese Fishers' Huts)

			VHI H7821-0092 (Queenscliff Bight Couta Boat Careening Beach)
24 Beach Street		Contributory	-
26 Beach Street		Contributory	-
27 Beach Street		Contributory	VHI H7821-0091 (Lacco's The Sail Loft and Slipway)
28 Beach Street		Non-contributory	-
30 Beach Street		Non-contributory	-
31 Beach Street	<i>Sailmaker's Cottage</i>	Contributory	VHI H7821-0091 (Lacco's The Sail Loft and Slipway)
32 Beach Street	<i>Beach Cottage</i>	Contributory	-
34 Beach Street	<i>La Bella</i>	Contributory	-
35 Beach Street		Contributory	HO12 (35 Beach Street <i>Araucaria hetrophylla</i> (Norfolk Island Pine)) VHI H7821-0091 (Lacco's The Sail Loft and Slipway)
36 Beach Street		Non-contributory	-
37 Beach Street		Non-contributory	-
39 Beach Street		Non-contributory	-

Table 4: Bridge Street properties within HO1 and Grading

Address	Place Name	Lovell Chen (2021) Grading	Other Heritage control/listing
1 Bridge Street		Non-contributory	-
6 Bridge Street		Contributory	-
8 Bridge Street		Contributory	-
10 Bridge Street		Non-contributory	-
12-14 Bridge Street		Non-contributory	-
15 Bridge Street		Contributory	-
16 Bridge Street		Contributory	-
18 Bridge Street		Contributory	-
19 Bridge Street		Non-contributory	-
20 Bridge Street		Contributory	-
22 Bridge Street		Contributory	-
23 Bridge Street		Contributory	-
24 Bridge Street		Contributory	-

Table 5: Wharf Street properties within HO1 and Grading

Address	Place Name	Lovell Chen (2021) Grading	Other Heritage control/listing
4 Wharf Street		Non-contributory	VHI H7821-0079 (Railway Sidings and Sheds (Area C)) VHI H7821-0095 (Queenscliff Fishermen's Co-operative)
6 Wharf Street	<i>Bonnie Vue Guesthouse</i>	Non-contributory	-
8 Wharf Street	<i>The Salt House / Le Quamby</i>	Non-contributory	-
10 Wharf Street		Contributory	-
12 Wharf Street		Contributory	-
14 Wharf Street		Contributory	-
16 Wharf Street		Non-contributory	-
18 Wharf Street		Non-contributory	-
20 Wharf Street		Non-contributory	-
22 Wharf Street		Non-contributory	-
24 Wharf Street		Non-contributory	-
26 Wharf Street		Contributory	-
28 Wharf Street		Non-contributory	-
30 Wharf Street		Non-contributory	-
32 Wharf Street		Non-contributory	-
34 Wharf Street	<i>Lauralea</i>	Contributory	-
36 Wharf Street	<i>Stewart's Cottage</i>	Contributory	-
38 Wharf Street		Contributory	-
40 Wharf Street	<i>Skara Brae</i>	Contributory	-
42 Wharf Street		Non-contributory	-
44 Wharf Street		Non-contributory	-
46 Wharf Street	<i>Station Cottage</i>	Non-contributory	-

The following resources were consulted in the review of individual Fisherman's Flat (HO1) citations:

- *Borough of Queenscliffe Planning Review* (Lovell Chen 2021);
- *Brief History of Queenscliff* (Raison and Beavis 1998);
- *Dwellers of Fisherman's Flat: They left their mark, they left things behind* (Stowers 2022);
- *Fisherman's Flat Urban Conservation Precinct Heritage Design Guidelines 2021* (DELWP 2021);
- Geelong Heritage Centre;
- Public Record Office Victoria (PROV);
- *Queenscliffe Heritage Review Volume 4A* (Lovell Chen 2009);

- Queenscliffe Maritime Museum;
- *Queenscliff As a Fishing Port 1860-1987* (Raison 2002);
- Queenscliff Historical Museum;
- State Library of Victoria (SLV); and
- *The Enduring Rip: A History of Queenscliffe* (Hill 2019).
- LANDATA (Historical Aerial Photography; Figure 13 and 14).

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Figure 13: Aerial photograph of Fisherman's Flat (HO1; red boundary), dated 1957 (Source: LANDATA 2023a).



Figure 14: Aerial photograph of Fisherman's Flat (HO1; red boundary), dated 1970 (Source: LANDATA 2023b).

3.2 Bay Street Properties

3.2.1 2 Bay Street

Place Name	<i>Sparkling Waters</i>
Address	2 Bay Street, Queenscliff
Style	Post-war
Materials	Brick
Secondary Cottage(s)	n/a
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory	Modern brick dwelling with no remnant features of original fisherman's cottage.
Notes	
"Ikin Cottage", a restored original fisherman's cottage, now housed in Queenscliffe Maritime Museum grounds was originally located at 2 Bay Street (<i>Geelong Advertiser</i> , 02 December 1991).	



Aerial view of 2 Bay Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Street frontage of 2 Bay Street

Street Frontage



North-facing side view of 2 Bay Street

Side View



“Ikin Cottage” located within Queenscliffe Maritime Museum grounds

Additional Photos

3.2.2 4 Bay Street

Place Name	n/a
Address	4 Bay Street, Queenscliff
Style	Post-war
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
<p>Non-contributory</p> <p>Despite modern in-fill built in sympathy with the overall Precinct, there are no remnant features of original fisherman's cottage.</p>	
Notes	
<p>Significant development of property since Queenscliffe Heritage Study (Lovell Chen 2009); shown as brick residence with brick fence.</p>	



Aerial view of 4 Bay Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Street frontage of 4 Bay Street

Street Frontage



Rear view of 4 Bay Street

Rear View

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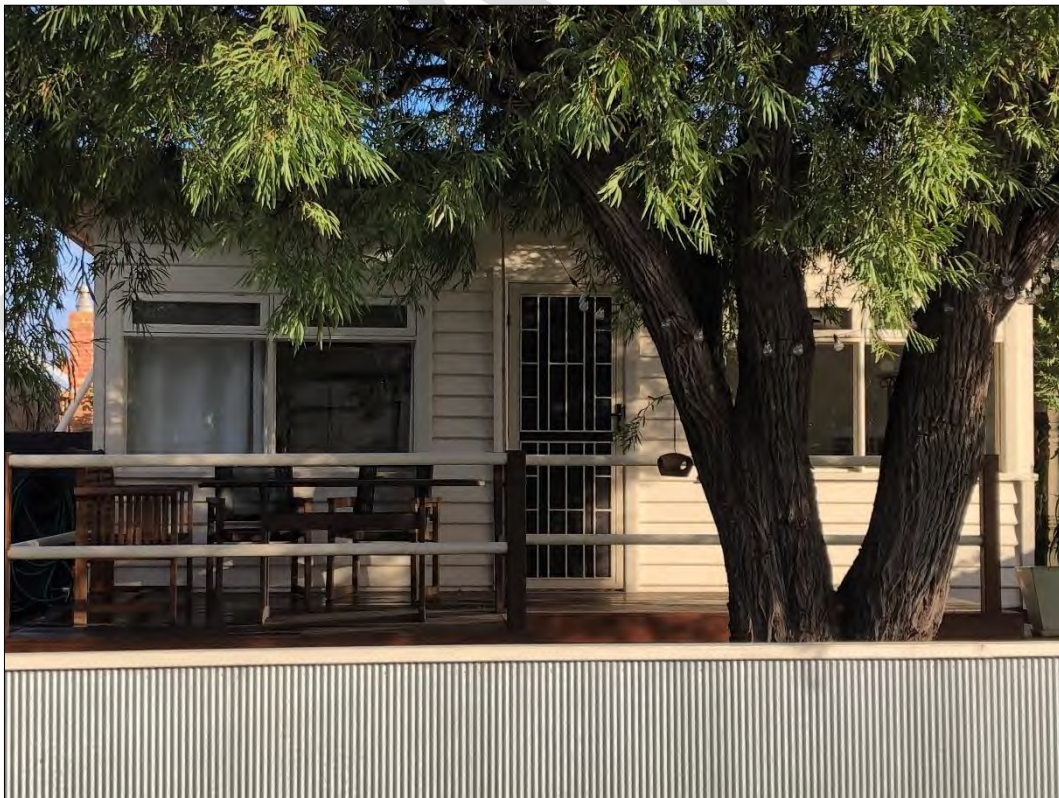
3.2.3 6 Bay Street

Place Name	n/a
Address	6 Bay Street, Queenscliff
Style	Post-war
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory	Modern dwelling with no remnant features of original fisherman's cottage.
Notes	



Aerial view of 6 Bay Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Street frontage of 6 Bay Street

Street Frontage



Rear view of 6 Bay Street

Rear View

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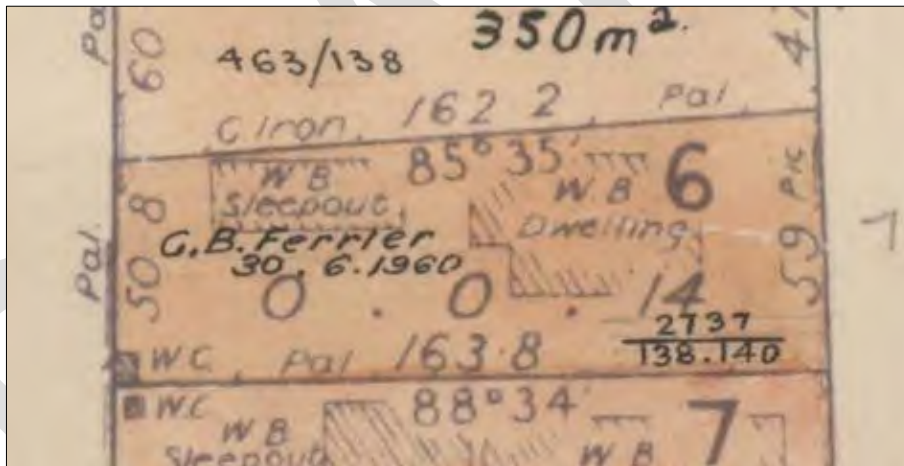
3.2.4 8 Bay Street

Place Name	n/a
Address	8 Bay Street, Queenscliff
Style	Post-war
Materials	Weatherboard
Secondary Cottage(s)	Yes
Materials	Weatherboard
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling and sleepout
Heritage Condition	Excellent
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
<p>Contributory</p> <p>Original fisherman's cottage retained at front of property, as well as weatherboard sleepout (slightly modified) as indicated in 1959 Allotment Plan (see below).</p>	
Notes	
<p>*Leasehold uncertain-1958 (Section 3A - Allotment 6)</p> <p>Uncertain: W. P. Smith <i>Fisherman</i> (listed in 1895 Rate Book (Figure 5) as resident of Fish Street (Bay Street))</p> <p>1906-1952: S. H. Ferrier <i>Fisherman</i> (noted as resident on c.1930 Allotment Plan, Figure 8). Two cottages on allotment during this time</p> <p>1952: G. B. Ferrier, S. H.'s son, <i>Fisherman</i></p> <p>Freehold 1958 onwards</p> <p>1958- G. B. Ferrier <i>Fisherman</i> (noted as resident on 1959 Allotment Plan, Figure 11)</p> <p>*Information from sign on front fence (QHM)</p>	



Aerial view of 8 Bay Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 8 Bay Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 8 Bay Street

Street Frontage



Rear view of 8 Bay Street, weatherboard sleepout on left

Rear View

3.2.5 10 Bay Street

Place Name	n/a
Address	10 Bay Street, Queenscliff
Style	Victorian
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Fair
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	1870s weatherboard dwelling with triple gable roof (Lovell Chen 2009). Weatherboard dwelling noted on 1959 Allotment Plan (see below).
Notes	



Aerial view of 10 Bay Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 10 Bay Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 10 Bay Street

Street Frontage



Rear view of 10 Bay Street

Rear View

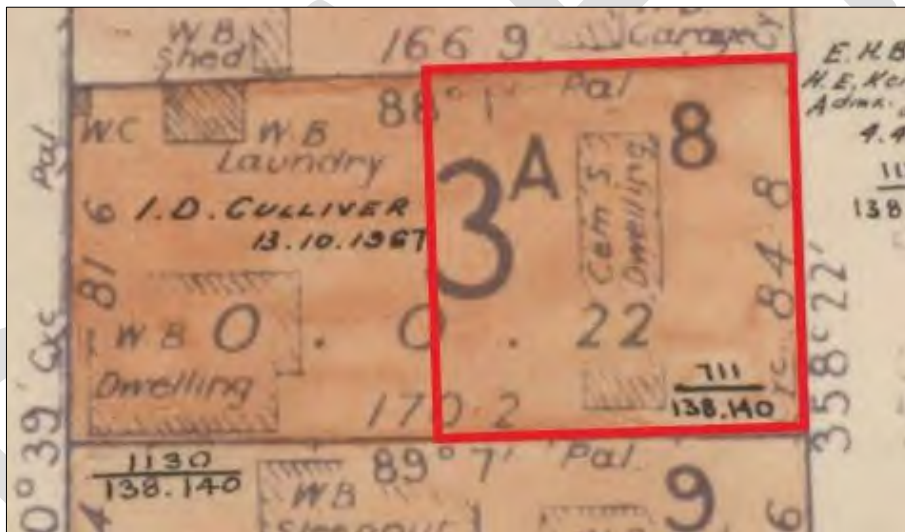
3.2.6 12 Bay Street

Place Name	n/a
Address	12 Bay Street, Queenscliff
Style	Post-war
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
<p>Non-contributory</p> <p>Modern weatherboard cottage has replaced former fibrocement cottage built c.1950s (Lovell Chen 2009; 1959 Allotment Plan (see below)).</p>	
Notes	



Aerial view of 12 Bay Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 12 Bay Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 12 Bay Street

Street Frontage



Obscured rear view of 12 Bay Street

Rear View

3.2.7 16 Bay Street

Place Name	<i>The Moorings</i>
Address	16 Bay Street, Queenscliff
Style	Victorian
Materials	Weatherboard
Secondary Cottage(s)	Yes
Materials	Weatherboard
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling and sleepout
Heritage Condition	Excellent
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	Weatherboard dwelling and sleepout noted in 1959 Allotment Plan appear intact in recent satellite imagery (see below).
Notes	
Noted as an 1880s Victorian weatherboard cottage in Lovell Chen (2009).	



Aerial view of 16 Bay Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 16 Bay Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 16 Bay Street

Street Frontage



Weatherboard sleepout in rear of 16 Bay Street

Rear View

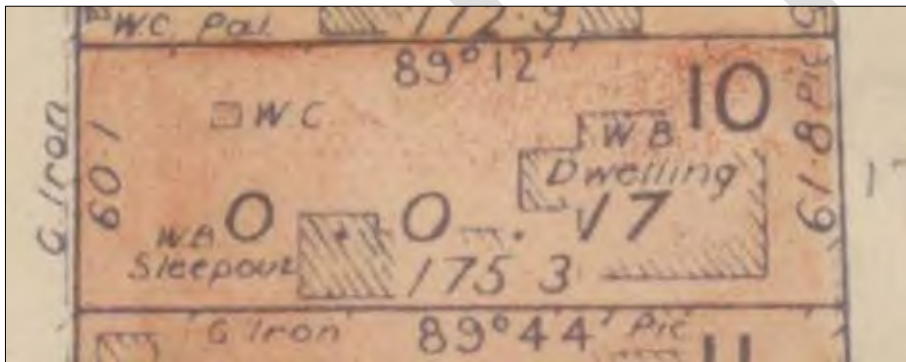
3.2.8 18 Bay Street

Place Name	n/a
Address	18 Bay Street, Queenscliff
Style	Post-war
Materials	Brick, galvanised iron sheeting
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Low
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory Modern brick and two-storey dwelling with no remnant features of original fisherman's cottage.	
Notes Dwelling drastically set back from Bay Street, compared to weatherboard dwelling placement in 1959 Allotment Plan (see below).	



Aerial view of 18 Bay Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 18 Bay Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 18 Bay Street

Street Frontage



Rear view of 18 Bay Street

Rear View

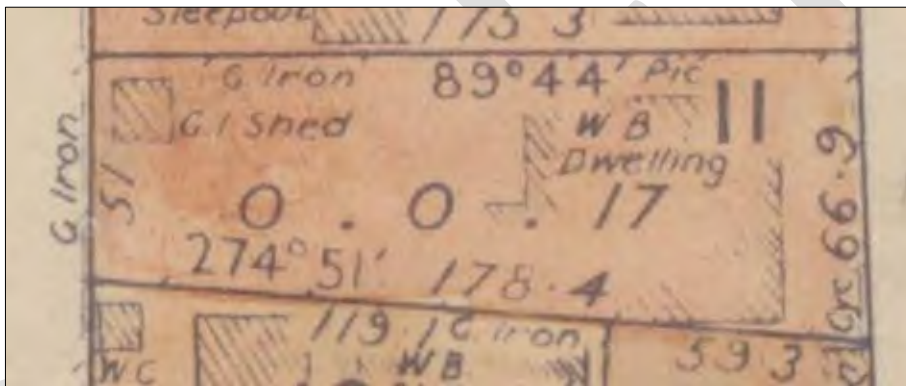
3.2.9 20 Bay Street

Place Name	<i>Maison Par La Mer</i>
Address	20 Bay Street, Queenscliff
Style	Interwar
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	Moderate
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	Original fisherman's cottage retained at front of property, despite modern extension to the rear (see below).
Notes	



Aerial view of 20 Bay Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 20 Bay Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 20 Bay Street

Street Frontage



Rear view of 20 Bay Street

Rear View

3.2.10 22 Bay Street

Place Name	n/a
Address	22 Bay Street, Queenscliff
Style	Federation
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	Moderate
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	Original fisherman's cottage retained at front of property, despite modern extension to the north (see below).
Notes	
Noted as 1900s weatherboard cottage in Lovell Chen (2009).	



Aerial view of 22 Bay Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 22 Bay Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 22 Bay Street

Street Frontage



Obscured rear view of 22 Bay Street (background)

Rear View

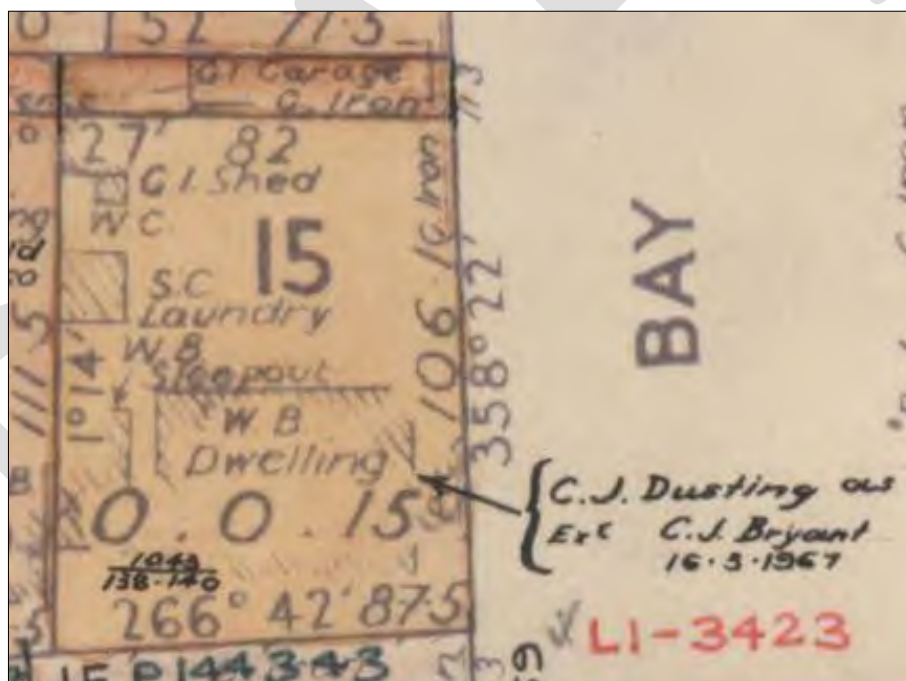
3.2.11 24 Bay Street

Place Name	n/a
Address	24 Bay Street, Queenscliff
Style	Victorian
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	Moderate
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	Original fisherman's cottage retained at front of property, despite modern extensions (see below).
Notes	
Noted as 1880s weatherboard cottage in Lovell Chen (2009).	
Weatherboard sleepout noted in 1959 Allotment Plan has since been demolished (see below).	



Aerial view of 24 Bay Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 24 Bay Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 24 Bay Street

Street Frontage



Obscured rear view of 24 Bay Street

Rear View

3.3 Beach Street Properties

3.3.1 1 Beach Street

Place Name	n/a
Address	1 Beach Street, Queenscliff
Style	n/a
Materials	n/a
Secondary Cottage(s)	n/a
Materials	n/a
Current Heritage Status	HO1 VHI H7821-0092 (Queenscliff Bight Couta Boat Careening Beach) VHI H7821-0093 (Cayzer's Boat Shed and Slipway Site)
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Low
Recommendation and Explanation	
n/a	
Notes	
<p>Vacant lot, former site of large single storey warehouse and storage sheds (present in Lovell Chen 2009).</p> <p>Noted on 1959 Allotment Plan as containing "Qcliff. Fmen re. PO Scallop Shed", "Cray cooking room" and "Shed" (see below).</p> <p>Peter Locke relocated P.M. 'Mitch' Lacco's sail-making business (see 31 Beach Street citation) to the north end of Beach Street after 1936. During this time, Locke added a second, larger shed to the site, which also housed a slipway on which new boats were built and could be launched directly in the newly built Cut</p>	

(Raison 2002). This was an artificial channel excavated through the sand spit between Queenscliff and Swan Island in 1936 to allow fishing vessels to shelter in Swan Bay during bad weather (Raison and Beavis 1998).



Aerial view of 1 Beach Street (approximate boundary in red) (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 1 Beach Street (approximate boundary in red) in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Footpaths and landscaping at 1 Beach Street, dated 2023. Note VHI H7821-0093 (Cayzer's Boat Shed and Slipway Site) on the right.

Street Frontage



Warehouse and sheds present at 1 Beach Street in 2009 (Lovell Chen 2009)

Street Frontage (Lovell Chen 2009)

3.3.2 2 Beach Street

Place Name	<i>Fitz's Corner</i>
Address	2 Beach Street, Queenscliff
Style	Early Victorian
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	
Noted as 1870s weatherboard cottage with flat verandah roof added in 1930s in Lovell Chen (2009).	
Notes	
Recent in-fill is compliant with <i>Fisherman's Flat Urban Conservation Precinct Heritage Design Guidelines 2021</i> (DELWP 2021).	
Dan Fitzsimmons noted as resident in 1895 Borough of Queenscliffe Rate Book (Figure 5; Stowers 2020) and on c.1930s Allotment Plan (Figure 8).	
<i>J. H. Fitzsimmons</i> noted as resident on 1959 Allotment Plan (Figure 11).	



Aerial view of 2 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Street frontage of 2 Beach Street

Street Frontage



Obscured rear view of 2 Beach Street

Rear View

DRAFT

3.3.3 4 Beach Street

Place Name	n/a
Address	4 Beach Street, Queenscliff
Style	Interwar
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Good
Heritage Integrity	Moderate
Heritage Intactness	Fair
Recommendation and Explanation	
Contributory	Although modified, the original weatherboard cottage remains at the front of the dwelling
Notes	
R. Johnson noted as resident on c.1930 Allotment Plan (Figure 8).	
R. Welsh noted as resident on 1959 Allotment Plan (Figure 11).	
Noted on 1959 Allotment Plan with brick fence.	



Aerial view of 4 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Street frontage of 4 Beach Street

Street Frontage



Obscured rear view of 4 Beach Street (background)

Rear View

DRAFT

3.3.4 5 Beach Street

Place Name	<i>Calala</i>
Address	5 Beach Street, Queenscliff
Style	Interwar
Materials	Weatherboard and veneer panelling
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1 VHI H7821-0098 (Chinaman's Point Chinese Fishers' Huts) VHI H7821-0092 (Queenscliff Bight Couta Boat Careening Beach)
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Fair
Heritage Integrity	Moderate
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	
<p>H. B. Mouchemore (Harry) noted as resident on 1959 Allotment Plan (Figure 11), worked as a fisherman from 1934-1994 (<i>Fisherman's Flat Queenscliffe Fishermen</i>, Queenscliffe Maritime Museum, cited 22 June 2023).</p>	
Notes	
<p>Current dwelling built by a fisherman in the mid-1940's representing the last fisherman's dwelling erected on the final Fisherman's Flat subdivision of 1907 (see 3.1.3 above) and demonstrates the building style of the period (Californian style bungalow).</p> <p>Information provided by C. Bell, Beach Street resident in correspondence provided to Borough of Queenscliffe.</p>	



Aerial view of 5 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Street frontage of 5 Beach Street

Street Frontage



Rear view of 5 Beach Street

Rear View

DRAFT

3.3.5 6 Beach Street

Place Name	<i>Laganas</i>
Address	6 Beach Street, Queenscliff
Style	Interwar
Materials	Weatherboard
Secondary Cottage(s)	Yes
Materials	Weatherboard and brick chimney
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling and Outbuilding
Heritage Condition	Dwelling: Poor Outbuilding: Fair
Heritage Integrity	Moderate
Heritage Intactness	Fair
Recommendation and Explanation	
Contributory	Presence of secondary cottage in good condition adds to the contribution of 6 Beach Street to the Precinct.
Notes	
N. E. Johnson noted as resident on c.1930 Allotment Plan (Figure 8) and 1959 Allotment Plan (Figure 11).	



Aerial view of 6 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Street frontage of 6 Beach Street

Street Frontage



Rear view of 6 Beach Street (background) with secondary cottage to left (brick chimney)

Rear View

DRAFT

3.3.6 8 Beach Street

Place Name	n/a
Address	8 Beach Street, Queenscliff
Style	Victorian
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
<p>Contributory</p> <p>8 Beach Street was occupied by a fisherman under a leasehold agreement from 1889 to 1961 and much of the original fisherman's cottage remains.</p>	
Notes	
<p>*Leasehold 1889-1961 (Crown Allotment 15)</p> <p>1889-1922: W. Jurgens <i>Fisherman</i> (noted in 1895 Rates Book, Figure 5)</p> <p>1922-1932: C. H. Mannix <i>Fisherman</i> (noted on c.1930s Allotment Plan, Figure 8)</p> <p>1932-1939: F. E. Stephens <i>Fisherman</i> (noted on 1959 Allotment Plan, Figure 11)</p> <p>1939-1961: M.E. (Molly) Stephens <i>Fred's Widow</i></p> <p>Freehold 1961 onwards</p> <p>1961- M. E. (Molly) Stephens</p> <p style="text-align: right;">*Information from sign on front fence (Queenscliff Historical Museum (QHM))</p>	



Aerial view of 8 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Street frontage of 8 Beach Street

Street Frontage



Obscured rear view of 8 Beach Street

Rear View

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3.3.7 9 Beach Street

Place Name	<i>Brixham</i>
Address	9 Beach Street, Queenscliff
Style	Interwar
Materials	Timber cladding over original weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1 VHI H7821-0098 (Chinaman's Point Chinese Fishers' Huts) VHI H7821-0092 (Queenscliff Bight Couta Boat Careening Beach)
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	Original weatherboard cottage preserved beneath modern cladding; footprint identical to 1959 Allotment Plan (see below).
Notes	
<p>*Leasehold 1929-1966 (Section 5A - Allotment 10)</p> <p>1929-1944: F. T. A. Collins <i>Fisherman</i> (noted on c.1930 Allotment Plan, Figure 8)</p> <p>1944-1946: S. E. Pike <i>Fisherman</i></p> <p>1946-1947: A. W. Shapter <i>Fisherman</i></p> <p>1947-1966: J. L. Shapter (<i>Alan's Brother</i>) <i>Fisherman</i> (noted in 1959 Allotment Plan, Figure 11)</p>	

Freehold 1966 onwards

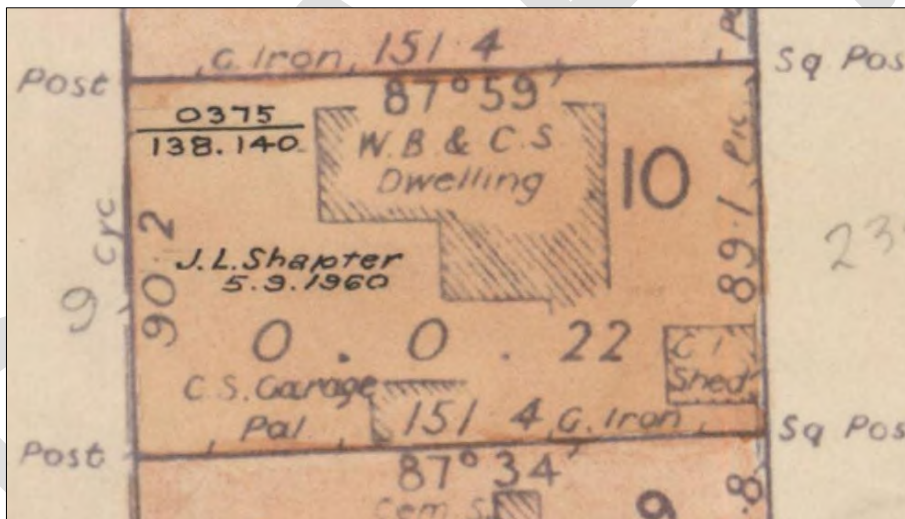
1966- J. L. Shapter *Fisherman*

*Information from sign on front fence (QHM)



Aerial view of 9 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 9 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 9 Beach Street

Street Frontage



Rear view of 9 Beach Street

Rear View

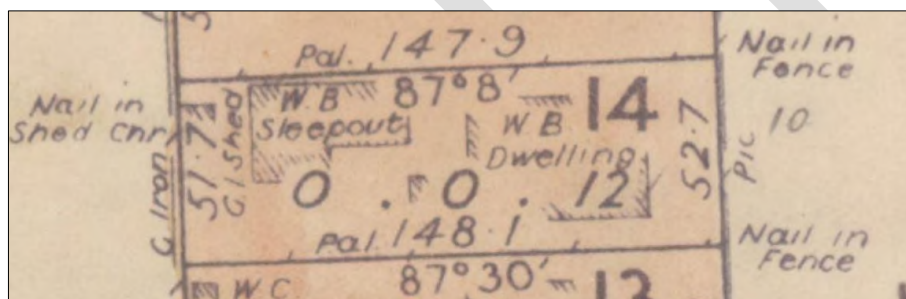
3.3.8 10 Beach Street

Place Name	n/a
Address	10 Beach Street, Queenscliff
Style	Post-war
Materials	Brick
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-Contributory	Modern brick dwelling.
Notes	
Weatherboard dwelling and sleepout noted in 1959 Allotment Plan (see below) have since been demolished.	



Aerial view of 10 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 10 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 10 Beach Street

Street Frontage



Rear view of 10 Beach Street

Rear View

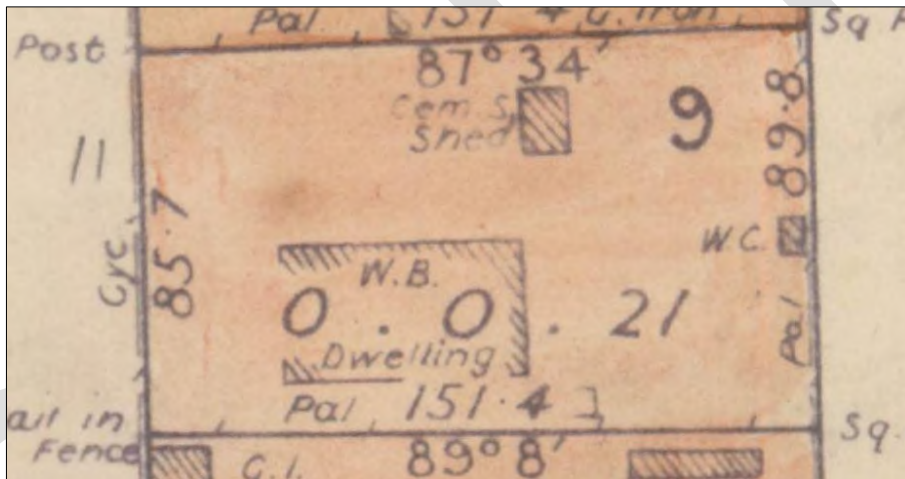
3.3.9 11 Beach Street

Place Name	n/a
Address	11 Beach Street, Queenscliff
Style	Victorian
Materials	Weatherboard, timber panelling
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1 VHI H7821-0098 (Chinaman's Point Chinese Fishers' Huts) VHI H7821-0092 (Queenscliff Bight Couta Boat Careening Beach)
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	Moderate
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	Original fisherman's cottage retained at front of property, despite large, modern extension to the rear (see below).
Notes	
Noted as 1890s asymmetrical weatherboard cottage in Lovell Chen (2009).	



Aerial view of 11 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 11 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 11 Beach Street

Street Frontage



Rear view of 11 Beach Street

Rear View

3.3.10 12 Beach Street

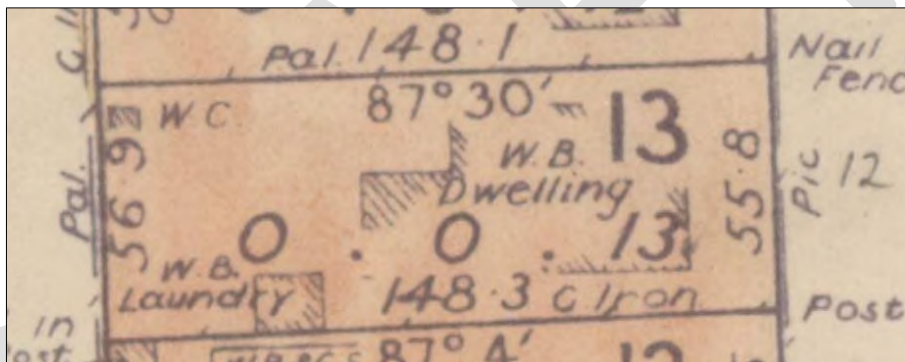
Place Name	n/a
Address	12 Beach Street, Queenscliff
Style	Early Victorian
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	
12 Beach Street was occupied by a fisherman under a leasehold agreement from 1887 to 1977.	
Notes	
<p>*Leasehold 1887-1977 (Section 4A – Allotment 13)</p> <p>1887-1893: E. Neale <i>Fisherman</i></p> <p>1893-1900: J. Lucas <i>Fisherman</i></p> <p>1900 – 1936: A.A Lucas <i>J.'s Sister-in-Law, sold immediately to W.H. Shapter</i> (A. A. Lucas noted on c.1930 Allotment Plan, Figure 8)</p> <p>1900-1956: W. Henry <i>Fisherman, lease only put in his name in 1936</i></p> <p>1956-1977: H. Shapter <i>W.'s Daughter</i> (noted on 1959 Allotment Plan, Figure 11)</p> <p>Freehold 1977 onwards</p> <p>1977-1991: H. Shapter</p>	
	*Information from sign on front fence (QHM)

Noted as c.1870s weatherboard cottage with verandah added in 1900s in Lovell Chen (2009), also noted on 1959 Allotment Plan (see below).



Aerial view of 12 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 12 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 12 Beach Street

Street Frontage



Rear view of 12 Beach Street

Rear View

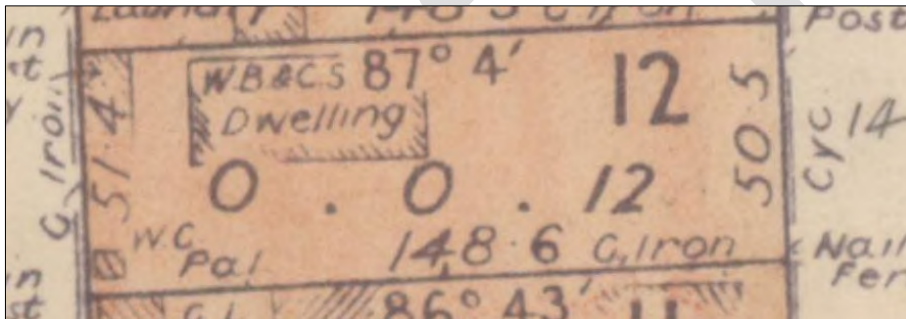
3.3.11 14 Beach Street

Place Name	n/a
Address	14 Beach Street, Queenscliff
Style	Post-war
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
<p>Contributory</p> <p>Layout in 1957 aerial imagery (Figure 13) and notes on a 1959 Allotment Plan (see below) indicate a weatherboard and cement sheeting dwelling set far back from Beach Street, built by a fisherman. Present layout (see below) shows a new dwelling set closer to Beach Street and in-line with neighbouring properties.</p>	
Notes	
<p>A. Johnson noted as resident on c.1930 Allotment Plan (Figure 8).</p> <p>Original fisherman’s cottage on property destroyed by fire in 1931:</p> <p>“A fire... totally destroyed the five-roomed timber dwelling owned and occupied by Mr. and Mrs. A. Johnson and family,” (<i>The Age</i>, 13 March 1931).</p> <p>B. P. Shapter noted as resident on 1959 Allotment Plan (Figure 11).</p>	



Aerial view of 14 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Allotment Plan, dated 1959



Street frontage of 14 Beach Street

Street Frontage



Rear view of 14 Beach Street

Rear View

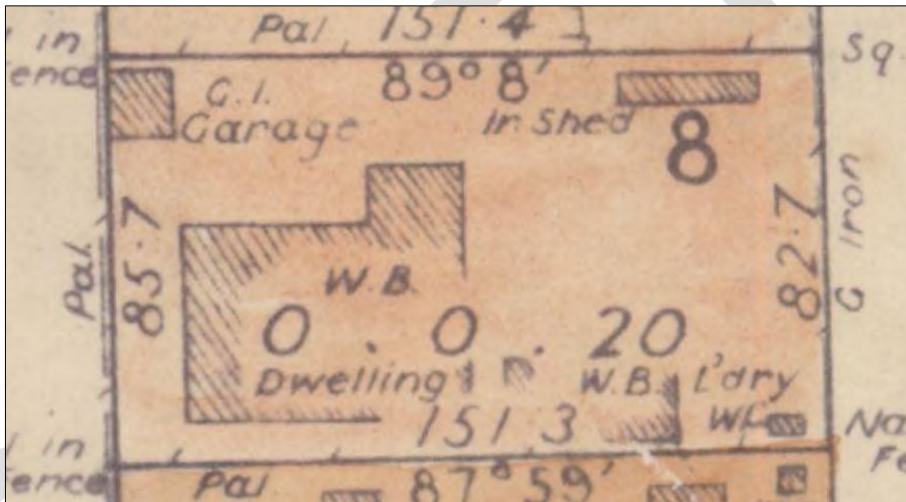
3.3.12 15 Beach Street

Place Name	n/a
Address	15 Beach Street, Queenscliff
Style	Victorian
Materials	Weatherboard
Secondary Cottage(s)	Yes
Materials	Weatherboard with brick chimney
Current Heritage Status	HO1 VHI H7821-0098 (Chinaman's Point Chinese Fishers' Huts) VHI H7821-0092 (Queenscliff Bight Couta Boat Careening Beach)
Survey Date	14/07/2022
Contributory Element(s)	Dwelling and Secondary Cottage
Heritage Condition	Fair (both elements)
Heritage Integrity	High (both elements)
Heritage Intactness	Good (both elements)
Recommendation and Explanation	
<p>Contributory</p> <p>Original fisherman's cottage and secondary cottage present at 15 Beach Street (see below).</p> <p>Presence of secondary cottage (see 1959 Allotment Plan below) in fair condition adds to the contribution of 15 Beach Street to the Precinct.</p>	
Notes	
Noted as 1870s timber cottage in Lovell Chen (2009).	



Aerial view of 15 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 15 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 15 Beach Street

Street Frontage



Rear view of 15 Beach Street (background)

Rear View

3.3.13 16 Beach Street

Place Name	n/a
Address	16 Beach Street, Queenscliff
Style	Post-war
Materials	Rendered brick
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory	
Modern, two-storey, A-framed building, with no visual remnants of original cottage.	
Notes	
Visual bulk on Beach Street frontage detracts from the overall heritage value of the Precinct.	
Modern garage and pergola (weatherboard) in rear of property.	



Aerial view of 16 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 16 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 16 Beach Street

Street Frontage



Rear view of 16 Beach Street

Rear View

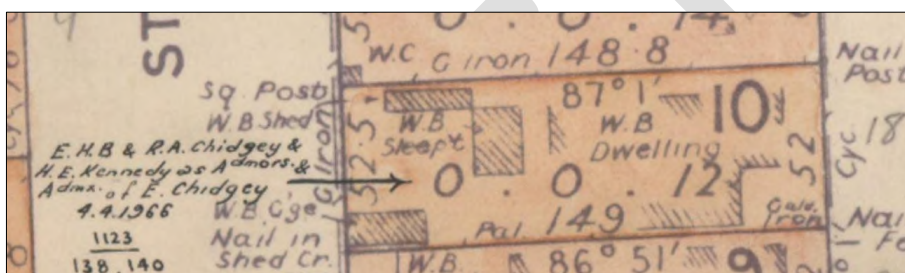
3.3.14 18 Beach Street

Place Name	<i>Chidgeys</i>
Address	18 Beach Street, Queenscliff
Style	Post-war
Materials	Cladded brick over original weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Fair
Heritage Integrity	Moderate
Heritage Intactness	Fair
Recommendation and Explanation	
<p>Contributory</p> <p>18 Beach Street was occupied by a fisherman under a leasehold agreement from 1885 to 1963 with original weatherboard cottage preserved beneath modern cladding as suggested in 1959 Allotment Plan (see below).</p>	
Notes	
<p>*Leasehold 1885-1965 (Crown Allotment 10)</p> <p>1885-1893: G. Jackson <i>Fisherman</i></p> <p>1893-1927: E. Chidgey <i>Fisherman</i> (noted in 1895 Rates Book, Figure 5).</p> <p>1927-1956: A. M. Chidgey <i>Edmund's Widow</i></p> <p>1956-1963: W. B. Chidgey <i>Edmund's Son</i></p> <p>Freehold 1965 onwards</p> <p>1966-2013: E. H. Chidgey, R. A. Chidgey and H. E. Kennedy <i>Surviving children of E. and A. Chidgey</i> (noted on 1959 Allotment Plan below).</p> <p style="text-align: right;">*Information from sign on front fence (QHM)</p>	



Aerial view of 18 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 18 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 18 Beach Street

Street Frontage



Rear view of 18 Beach Street

Rear View

3.3.15 19 Beach Street

Place Name	n/a
Address	19 Beach Street, Queenscliff
Style	Interwar
Materials	Cladded timber over original weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1 VHI H7821-0098 (Chinaman's Point Chinese Fishers' Huts) VHI H7821-0092 (Queenscliff Bight Couta Boat Careening Beach)
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Fair
Heritage Integrity	Moderate
Heritage Intactness	Fair
Recommendation and Explanation	
<p>Contributory</p> <p>19 Beach Street was occupied by a fisherman under a leasehold agreement from 1909 to 1958. Original weatherboard cottage replaced by current weatherboard cottage between 1917-1937, which is preserved beneath modern cladding as suggested in 1959 Allotment Plan (see below)</p>	
Notes	
<p>*Leasehold 1909-1959 (Section 5A – Allotment 7)</p> <p>1909-1927: J. A. Wells <i>Fisherman</i> (noted in 1895 Rates Book as a resident of Beach Street, Figure 5)</p> <p>1927-1943: S. R. Todd <i>Fish Packer</i> (noted on c.1930 Allotment Plan, Figure 8)</p> <p>1945-1951: F. Todd <i>Sydney's Widow</i></p>	

1952-1954: E. L. Ryan (Lost at sea) *Fisherman*

1954-1958: L. A. Ryan *E.'s Widow*

Freehold 1959 onwards

1959-1979: Mr. and Mrs. A. Kennedy, Mr. Kennedy was *Queenscliff Station Master* (noted on 1959 Allotment Plan, Figure 11) *Information from sign on front fence (QHM)

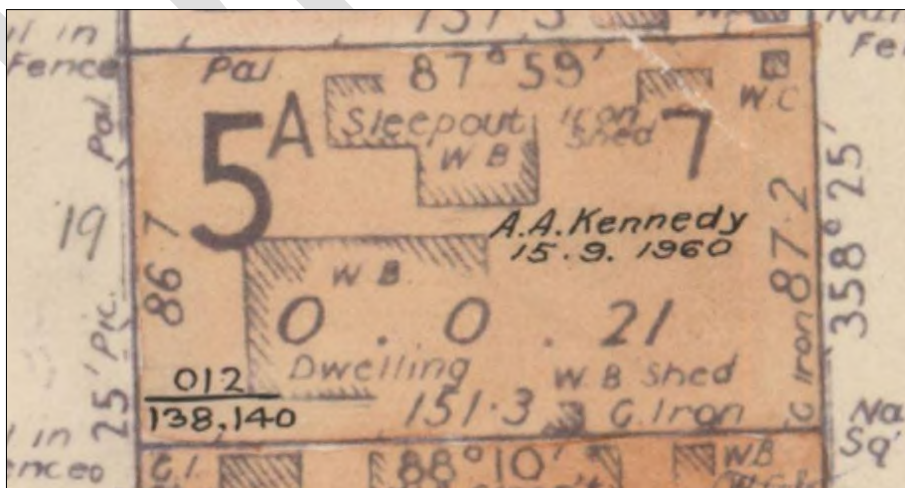
Weatherboard sleepout noted in 1959 Allotment Plan has been demolished (see below).

Three modern outbuildings present along northern boundary, made of galvanised iron. Two-storey building facing Harbour Street and twin-garage facing Beach Street.



Aerial view of 19 Beach Street (Source: Nearmap)

Location within Fisherman’s Flat (HO1)



Structures noted at 19 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 19 Beach Street (modern twin-garage to the left)

Street Frontage



Rear view of 19 Beach Street

Rear View



Two-storey garage facing Harbour Street

Additional Photos

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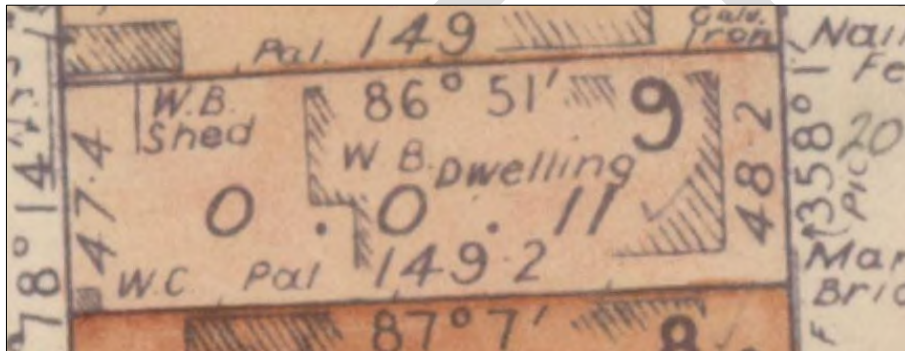
3.3.16 20 Beach Street

Place Name	n/a
Address	20 Beach Street, Queenscliff
Style	Victorian
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	Moderate
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	
Original second fisherman's cottage present at front of 20 Beach Street as indicated in 1957 aerial imagery (Figure 13) and noted in 1959 Allotment Plan (see below).	
Notes	
<p>*Leasehold 1864-1973 (Crown Allotment 9) *Information from sign on front fence (QHM)</p> <p>1884-1893: F.A. Liddell <i>Fisherman</i>, built original house on allotment</p> <p>1893-1899: H. A. Zanoni <i>Fisherman</i> (noted in 1895 Rates Book as a resident of Beach Street, Figure 5)</p> <p>1899-1917: C. L. Zanoni, <i>H.'s older brother, Fisherman</i> removed the existing house</p> <p>1917-1937: W. J. Ferrier <i>Fisherman</i> built the current house (noted as resident on c.1930 Allotment Plan, Figure 8)</p> <p>1938-1959: F. E. Ferrier <i>W.'s widow</i></p> <p>1959-1973: L. D. Ferrier, <i>F.' son, Fisherman</i> (noted as resident in 1959 Allotment Plan, Figure 11)</p> <p>Freehold 1973 onwards</p> <p>1973-2003 L. Ferrier <i>Fisherman</i>, noted as a fisherman since 1938 (<i>Fisherman's Flat Queenscliffe Fishermen</i>, Queenscliffe Maritime Museum, cited 22 June 2023)</p>	



Aerial view of 20 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 20 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 20 Beach Street

Street Frontage



Rear view of 20 Beach Street

Rear View

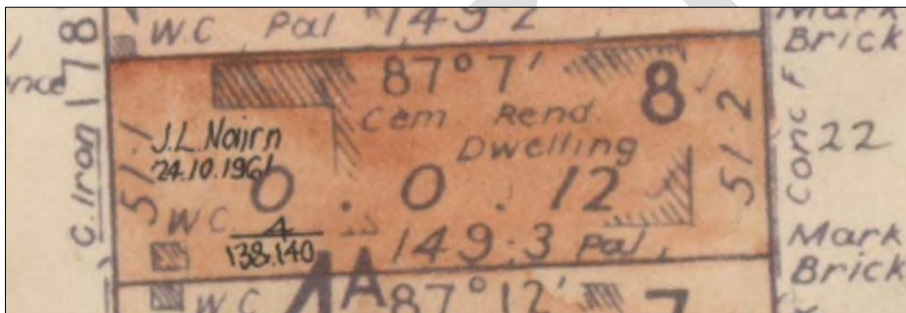
3.3.17 22 Beach Street

Place Name	<i>Lola's by the Sea</i>
Address	22 Beach Street, Queenscliff
Style	Interwar
Materials	Plaster/cement render
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Fair
Heritage Integrity	Moderate
Heritage Intactness	Fair
Recommendation and Explanation	
<p>Contributory</p> <p>Present layout near identical to 1957 aerial photograph (Figure 13), suggesting little alteration to property since 1950s.</p> <p>Noted on 1959 Allotment Plan as cement rendered dwelling with concrete fence (see below); fence still present.</p>	
Notes	
<p>Occupied by a fisherman under a leasehold agreement and covers from 1863 to 1977.</p> <p>W. J. Ferrier noted as resident in c.1930 Allotment Plan (Figure 8)</p> <p>J. L. Nairn noted as resident in 1959 Allotment Plan (Figure 11).</p>	



Aerial view of 22 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 22 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 22 Beach Street

Street Frontage



Rear view of 22 Beach Street

Rear View

3.3.18 23 Beach Street

Place Name	n/a
Address	23 Beach Street, Queenscliff
Style	Post-war (over Victorian)
Materials	Brick cladding over original weatherboard
Secondary Cottage(s)	Yes, two present
Materials	Weatherboard with brick chimney; cement sheeting
Current Heritage Status	HO1 VHI H7821-0098 (Chinaman's Point Chinese Fishers' Huts) VHI H7821-0092 (Queenscliff Bight Couta Boat Careening Beach)
Survey Date	14/07/2022
Contributory Element(s)	Dwelling and two secondary cottages
Heritage Condition	Dwelling: Poor Secondary Cottages: Fair
Heritage Integrity	Dwelling: Low Secondary Cottages: Moderate
Heritage Intactness	Dwelling: Fair Secondary Cottages: Good
Recommendation and Explanation	
<p>Contributory</p> <p>Original weatherboard cottage noted in 1959 Allotment Plan appears to be preserved beneath modern cladding (see below).</p> <p>Two surviving secondary cottages in good condition add greatly to the contribution of 23 Beach Street to the Precinct.</p>	

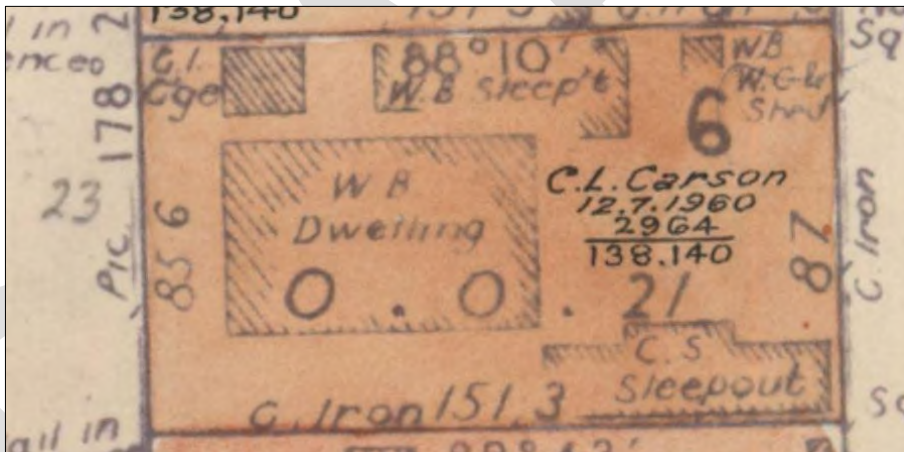
Notes

'Sleepouts' noted on 1959 Allotment Plan as weatherboard and corrugated sheeting (see below).



Aerial view of 23 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 23 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 23 Beach Street

Street Frontage



Rear view of 23 Beach Street, noting secondary cottages on right (brick chimney) and left (double wooden doors)

Rear View

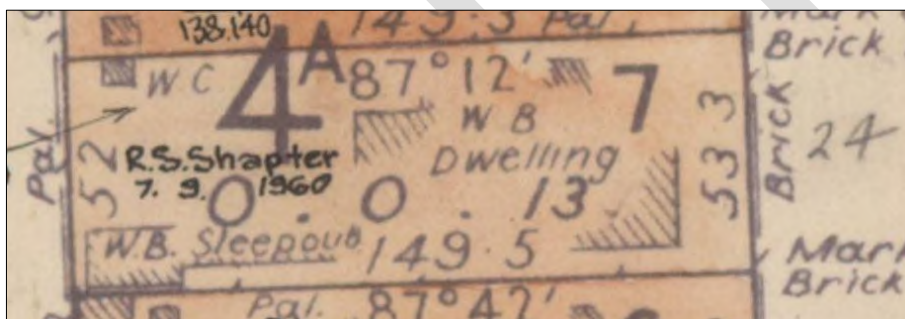
3.3.19 24 Beach Street

Place Name	n/a
Address	24 Beach Street, Queenscliff
Style	Post-war
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Fair
Heritage Integrity	Moderate
Heritage Intactness	Fair
Recommendation and Explanation	
Contributory	1959 Allotment Plan (see below) indicates weatherboard dwelling present is likely original.
Notes	



Aerial view of 24 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 24 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 24 Beach Street

Street Frontage



Rear view of 24 Beach Street

Rear View

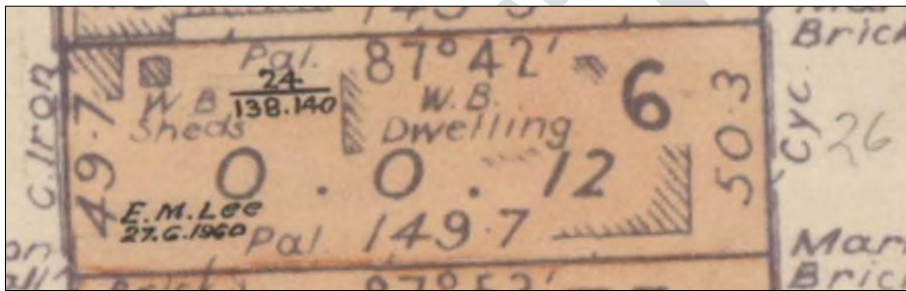
3.3.20 26 Beach Street

Place Name	<i>Marguerite</i>
Address	26 Beach Street, Queenscliff
Style	Victorian
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	
Original fisherman's cottage present at front of 26 Beach Street as indicated in 1957 aerial imagery (Figure 13) and noted in 1959 Allotment Plan (see below).	
Notes	
<p>*Leasehold 1883-1960 (Crown Allotment 6)</p> <p>1883-1916: J. Fitzpatrick <i>Fisherman</i>**</p> <p>1916-1950: H. A. Zanoni <i>Fisherman</i>, married J.'s daughter (noted as resident on c.1930 Allotment Plan, Figure 8)</p> <p>1951-1960: L. J. Lee <i>Fisherman</i> (noted resident on 1959 Allotment Plan, E. M. Lee, J.'s wife Figure 11).</p> <p>Freehold 1960 onwards</p> <p>1960-2002: E. M. Lee <i>J.'s wife</i> *Information from sign on front fence (QHM)</p> <p>**J. Fitzpatrick, who was originally from Ireland but died in Queenscliff in 1916 at 75 years of age, held both a Fishing Licence and a 'Licence as a Boatman' to transport passengers around the bay (Stowers 2020).</p>	



Aerial view of 26 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 26 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 26 Beach Street

Street Frontage



Rear view of 26 Beach Street

Rear View

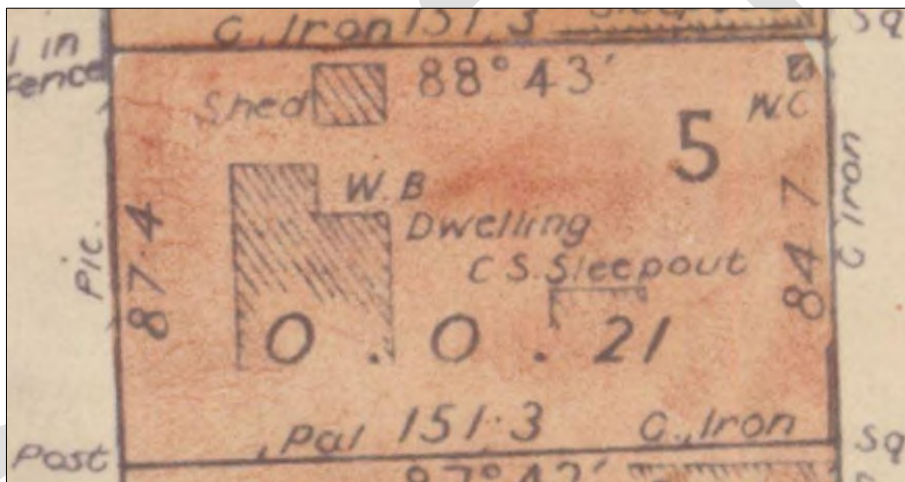
3.3.21 27 Beach Street

Place Name	n/a
Address	27 Beach Street, Queenscliff
Style	Early Victorian
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1 VHI H7821-0091 (Lacco's The Sail Loft and Slipway)
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	Rare surviving example in the Borough of this form of cottage without verandah of the 1880s/1890s (Lovell Chen 2009)
Notes	
Corrugated sheeting sleepout noted behind weatherboard dwelling in 1959 Allotment Plan (see below) has since been demolished.	
Modern extensions to rear of dwelling do not detract from heritage value of property.	



Aerial view of 27 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 27 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 27 Beach Street

Street Frontage



Rear view of 27 Beach Street

Rear View

3.3.22 28 Beach Street

Place Name	n/a
Address	28 Beach Street, Queenscliff
Style	Federation
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory	
	Dwelling is a modern construction.
Notes	



Aerial view of 28 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Street frontage of 28 Beach Street

Street Frontage



Rear view of 28 Beach Street

Rear View

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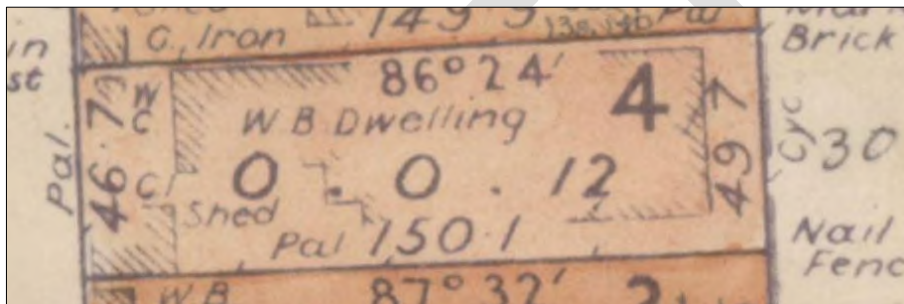
3.3.23 30 Beach Street

Place Name	n/a
Address	30 Beach Street, Queenscliff
Style	Post-war
Materials	Red brick
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory Dwelling is a modern construction.	
Notes	
Modern brick dwelling with galvanised iron garage at rear has replaced weatherboard dwelling noted in 1959 Allotment Plan (see below).	



Aerial view of 30 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 30 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 30 Beach Street

Street Frontage



Rear view of 30 Beach Street

Rear View

3.3.24 31 Beach Street

Place Name	<i>Sailmaker's Cottage</i>
Address	31 Beach Street, Queenscliff
Style	Interwar
Materials	Timber panelling over original weatherboard
Secondary Cottage(s)	Yes
Materials	Weatherboard with brick chimney
Current Heritage Status	HO1 VHI H7821-0091 (Lacco's The Sail Loft and Slipway)
Survey Date	14/07/2022
Contributory Element(s)	Dwelling and secondary cottage
Heritage Condition	Excellent (both elements)
Heritage Integrity	Moderate (both elements)
Heritage Intactness	Good
Recommendation and Explanation	
<p>Contributory</p> <p>Original weatherboard cottage and associated structures appear to be intact.</p> <p>Presence of secondary cottage (sleepout) in excellent condition adds greatly to the contribution of 31 Beach Street to the Precinct.</p>	
Notes	
<p>Property listed on VHI for its potential archaeological values. Significance statement reads:</p> <p>“This was the second major boatbuilding industry to be established in Queenscliff. The sail loft and fisher’s cottages are still extant, and it is possible that slipway and other archaeological remains are located beneath the rear section of this block and the Queenscliff Maritime Museum” (VHD 2023).</p> <p>On 31 Beach Street, Raison (2002) notes:</p> <p>“In 1916, P. M. (Mitch) Lacco moved to Queenscliff and built boats in a shed at the rear of the house at 31 Beach Street... Lacco also worked as a sailmaker and he and his daughters, Lucy and Edna, used a small</p>	

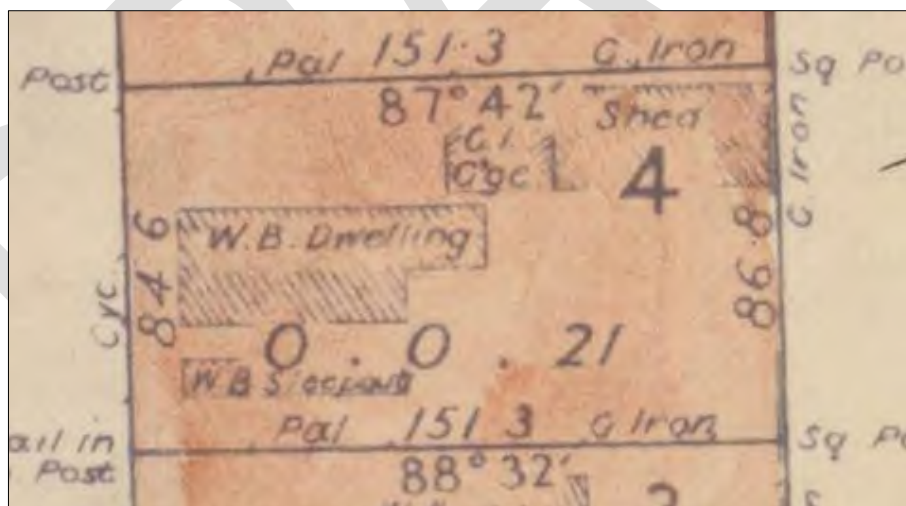
building at the side of the house as a sail loft. He worked closely with some of the fishermen on sail design and finally introduced gaff rigged sails in place of the former cat rig to make boats easier to handle in fresh water”.

The boat building and sail-making business layout of the structures described in Raison (2002) aligns with the 1959 Allotment Plan (see below), and present day satellite imagery (see below), indicating very little change in the property, despite the business moving to 1 Beach Street in 1936.



Aerial view of 31 Beach Street (Source: Nearmap)

Location within Fisherman’s Flat (HO1)



Structures noted at 31 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 31 Beach Street, note sleepout alongside dwelling (right)

Street Frontage



Rear view of 31 Beach Street

Rear View

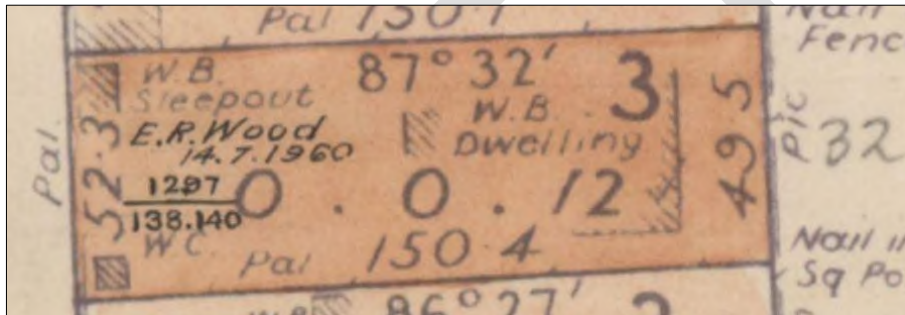
3.3.25 32 Beach Street

Place Name	<i>Beach Cottage (formerly Moyston)</i>
Address	32 Beach Street, Queenscliff
Style	Early Victorian
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	Noted as 1870s weatherboard cottage with verandah added in 1930s in Lovell Chen (2009).
Notes	
Weatherboard sleepout noted in 1959 Allotment Plan has since been demolished and replaced with galvanised iron carport (see below).	



Aerial view of 32 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 32 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 32 Beach Street

Street Frontage



Rear view of 32 Beach Street

Rear View

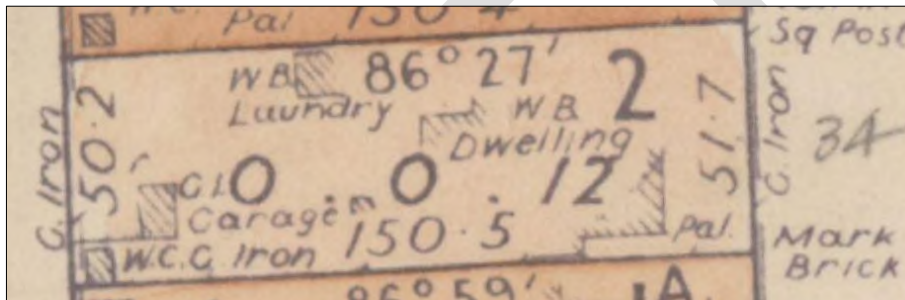
3.3.26 34 Beach Street

Place Name	<i>La Bella</i>
Address	34 Beach Street, Queenscliff
Style	Post-war
Materials	Rendered masonry with weatherboard exterior
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
<p>Non-contributory</p> <p>Current dwelling is constructed of rendered masonry and built after April 1994</p> <p>Information provided by R. Bell, Beach Street resident in correspondence provided to Borough of Queenscliffe.</p>	
Notes	



Aerial view of 34 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 34 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 34 Beach Street

Street Frontage



Rear view of 34 Beach Street

Rear View

3.3.27 35 Beach Street

Place Name	<i>La Belle</i>
Address	35 Beach Street, Queenscliff
Style	Victorian
Materials	Weatherboard
Secondary Cottage(s)	Yes
Materials	Weatherboard and brick chimney
Current Heritage Status	HO1 HO12 (35 Beach Street <i>Araucaria hetrophylla</i> (Norfolk Island Pine)) VHI H7821-0091 (Lacco's The Sail Loft and Slipway)
Survey Date	14/07/2022
Contributory Element(s)	Dwelling and secondary cottage
Heritage Condition	Good
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	Presence of secondary cottage (sleepout) in good condition adds greatly to the contribution of 35 Beach Street to the Precinct (see below).
Notes	
Dwelling noted as 1900s weatherboard house with an intact example of a high corrugated iron roof with uniform slope to verandah, in Lovell Chen (2009).	
HO12 refers to the Norfolk Island Pine (T17) and land beneath the canopy edge of the tree for a distance of three metres from the canopy edge.	
35 Beach Street sits partially within the extent of VHI H7821-0091.	



Aerial view of 35 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 35 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 35 Beach Street

Street Frontage



Rear view of 35 Beach Street

Rear View

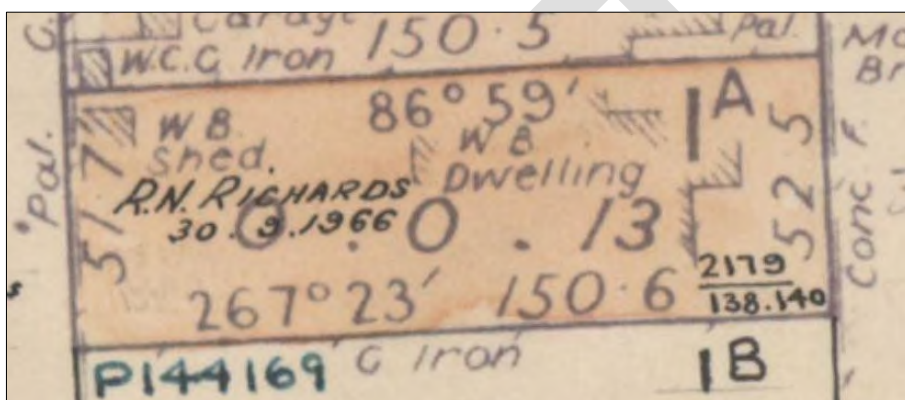
3.3.28 36 Beach Street

Place Name	n/a
Address	36 Beach Street, Queenscliff
Style	Post-war
Materials	Brick and timber over original weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	Original weatherboard cottage preserved beneath modern cladding; current satellite imagery confirms with 1959 Allotment Plan positioning of dwelling.
Notes	



Aerial view of 36 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 36 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 36 Beach Street

Street Frontage



Rear view of 36 Beach Street

Rear View

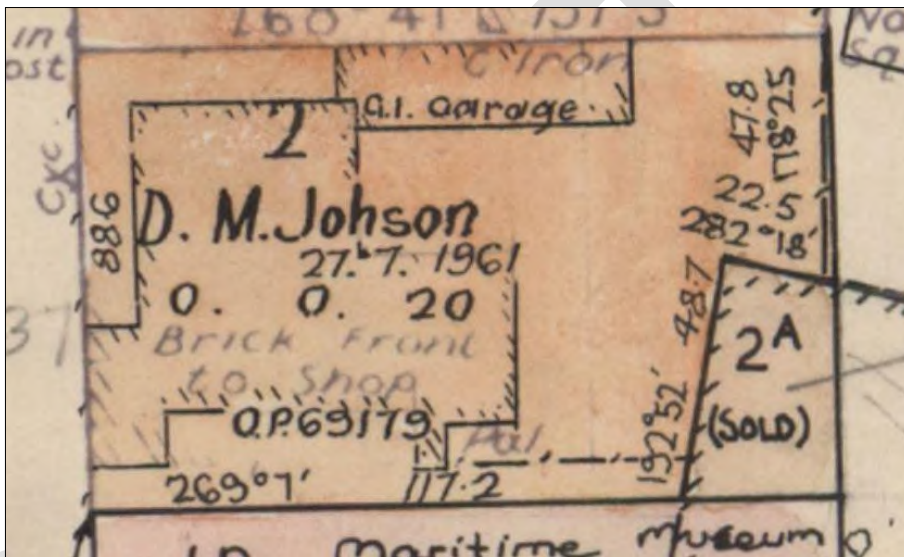
3.3.29 37 Beach Street

Place Name	<i>Queenscliff Holiday House</i>
Address	37 Beach Street, Queenscliff
Style	Interwar
Materials	Weatherboard
Secondary Cottage(s)	n/a
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	Moderate
Heritage Intactness	Fair
Recommendation and Explanation	
Contributory	Despite recent renovation, which saw removal of galvanised iron garage and shop front (see 1959 Allotment Plan below) and added a rear house to the existing dwelling (see below), original dwelling is largely unchanged.
Notes	



Aerial view of 37 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 37 Beach Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Photograph of former shopfront at 37 Beach Street, date unknown (Source: QHM).

Historical Photo



Street frontage of 37 Beach Street

Street Frontage



Rear view of 37 Beach Street

Rear View

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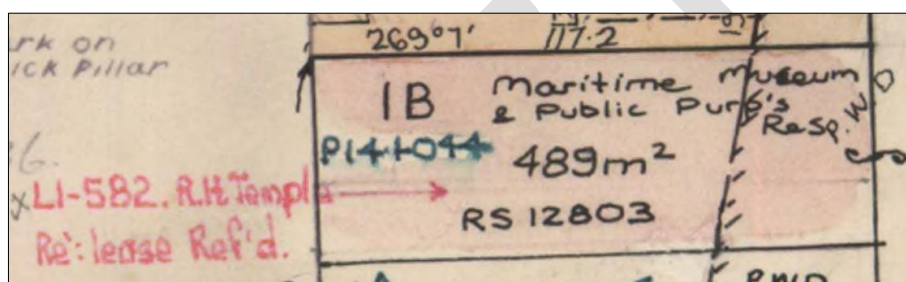
3.3.30 39 Beach Street

Place Name	Queenscliffe Maritime Museum Gil Allbutt Boat Shed
Address	39 Beach Street, Queenscliff
Style	Post-war
Materials	Vertical timber boards with galvanised iron roof
Secondary Cottage(s)	n/a
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory	No remnant features of original fisherman's cottage on property.
Notes	
<p>Re-created boat shed as part of the Queenscliffe Maritime Museum, c. mid-1970s (<i>Gil Allbutt Boat Shed</i>, Queenscliffe Maritime Museum, cited 22 June 2023.). Named in honour of Gil Allbutt, a former boatbuilder, initially with Peter Locke in 1947 and later with Bob and John Cayzer, who bought the business off of Locke (Raison 2002). Allbutt established his own boatbuilder business in 1957 as Gilcraft Boats, crafting wooden boats before changing to fibreglass construction in 1974 (Raison 2002).</p> <p>No structures on property in 1957 aerial imagery (Figure 13) and documented as 'Maritime Museum and Public Pur.' on 1959 Allotment Plan (see below).</p>	



Aerial view of 39 Beach Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Use of property for 'Maritime Museum and Public Pur.' in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 39 Beach Street

Street Frontage



Rear view of 39 Beach Street

Rear View

3.4 Bridge Street Properties

3.4.1 1 Bridge Street

Place Name	n/a
Address	1 Bridge Street, Queenscliff
Style	Post-war
Materials	Brick
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory	No remnant features of original fisherman's cottage on property.
Notes	
1957 and 1970 aerial photograph shows 1 Bridge Street and 2 Bay Street as a single property with one dwelling (Figure 13 and 14).	



Aerial view of 1 Bridge Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Street frontage of 1 Bridge Street

Street Frontage



West-facing view of 1 Bridge Street

Rear View

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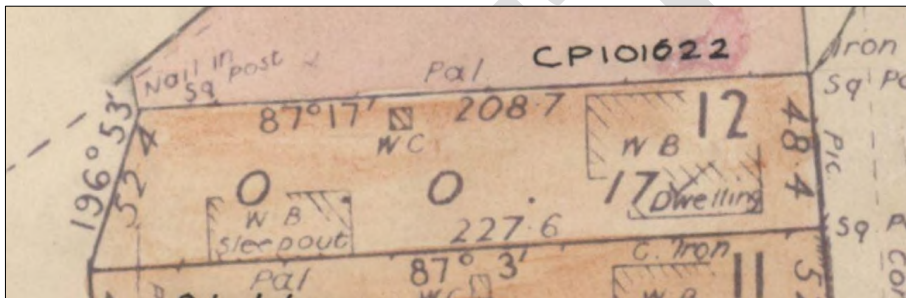
3.4.2 6 Bridge Street

Place Name	n/a
Address	6 Bridge Street, Queenscliff
Style	Victorian
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	Moderate
Heritage Intactness	Good
Recommendation and Explanation	
<p>Contributory</p> <p>Original fisherman's cottage retained at front of property, present in 1959 Allotment Plan (see below), despite large modern extension which is built in sympathy with <i>Fisherman's Flat Urban Conservation Precinct Heritage Design Guidelines 2021</i>.</p>	
Notes	
Weatherboard sleepout noted in 1959 Allotment Plan has since been demolished for extension.	



Aerial view of 6 Bridge Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 6 Bridge Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 6 Bridge Street

Street Frontage



North-facing view of 6 Bridge Street

Rear View

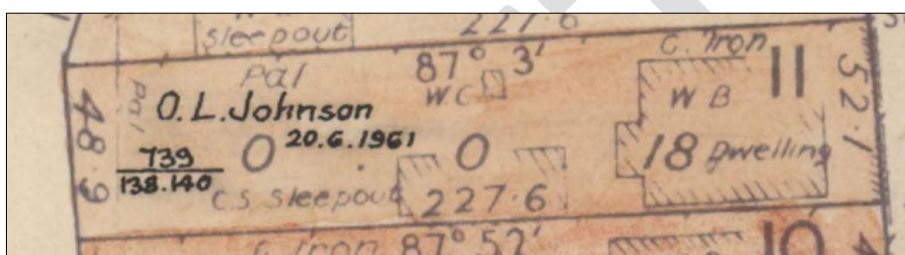
3.4.3 8 Bridge Street

Place Name	n/a
Address	8 Bridge Street, Queenscliff
Style	Victorian
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
<p>Contributory</p> <p>Original fisherman's cottage retained at front of property as suggested in 1959 Allotment Plan (see below).</p>	
Notes	
<p>*Leasehold 1874-1963 (Section 2A – Allotment 11)</p> <p>1874-1888: Ming Sun <i>Chinese Fisherman</i>. Originally had a large allotment, divided into Lots 11 and 12.</p> <p>1888-1889: T. Owen <i>Fisherman</i></p> <p>1889-1933: W. E. G. Owen, <i>son of T. Owen, Fisherman</i>.</p> <p>1933-1936: E. J. Owen (nee Shapter), <i>W. E. G.'s widow</i> (noted as resident on c.1930 Allotment Plan, Figure 8)</p> <p>1936-1959: W. R. Johnson <i>Fisherman</i></p> <p>1959-1963: O. L. Johnson, <i>W.'s widow</i>. Lease remained in W.'s name (1959 Allotment Plan, Figure 11)</p> <p>Freehold 1963 onwards</p> <p>1963: O. L. Johnson</p>	
*Information from sign on front fence (QHM)	



Aerial view of 8 Bridge Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 8 Bridge Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 8 Bridge Street

Street Frontage



Rear view of 8 Bridge Street

Rear View

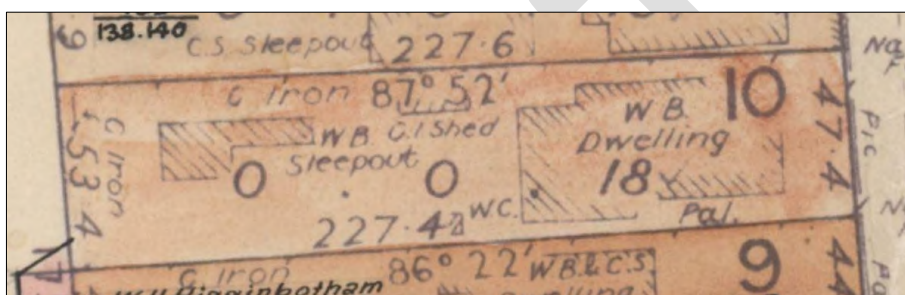
3.4.4 10 Bridge Street

Place Name	n/a
Address	10 Bridge Street, Queenscliff
Style	Post-war
Materials	Brick
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory	
No remnant features of original fisherman's cottage on property.	
Notes	
Weatherboard dwelling and sleepout noted in 1959 Allotment Plan have since been demolished.	



Aerial view of 10 Bridge Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 10 Bridge Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 10 Bridge Street

Street Frontage



Rear view of 10 Bridge Street

Rear View

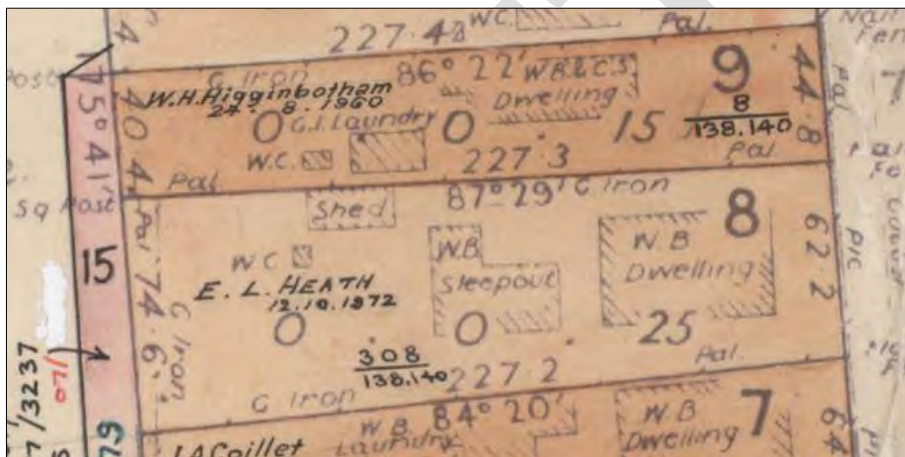
3.4.5 12-14 Bridge Street

Place Name	n/a
Address	12-14 Bridge Street, Queenscliff
Style	Post-war
Materials	Brick
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory	
No remnant features of original fisherman's cottage on property.	
Notes	
Weatherboard dwellings and sleepout noted in 1959 Allotment Plan (below) have since been demolished.	



Aerial view of 12-14 Bridge Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 12-14 Bridge Street in Allotment Plan (includes Lot 8 and 9), dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 12-14 Bridge Street

Street Frontage



Rear view of 12-14 Bridge Street

Rear View

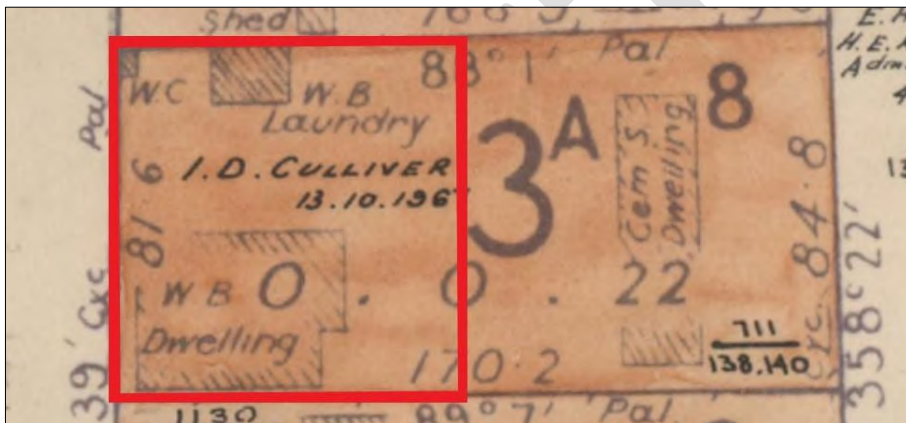
3.4.6 15 Bridge Street

Place Name	n/a
Address	15 Bridge Street, Queenscliff
Style	Post-war
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory	
No remnant features of original fisherman's cottage on property.	
Notes	
Current dwelling is a modern weatherboard, does not match 1957 aerial photograph (Figure 13) or 1959 Allotment Plan layout (see below).	



Aerial view of 15 Bridge Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 15 Bridge Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 15 Bridge Street

Street Frontage



Obscured rear view of 15 Bridge Street

Rear View

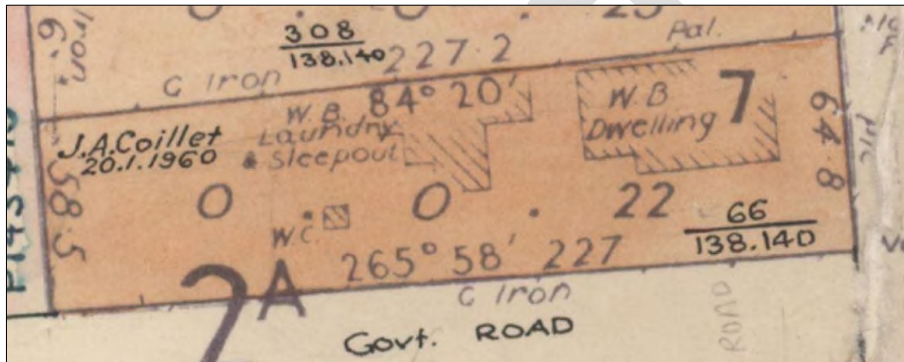
3.4.7 16 Bridge Street

Place Name	n/a
Address	16 Bridge Street, Queenscliff
Style	Federation
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	Moderate
Heritage Intactness	Good
Recommendation and Explanation	
<p>Contributory</p> <p>Original fisherman's cottage retained at front of property (see 1959 Allotment Plan below), despite large modern extension.</p>	
Notes	
<p>Noted as 1900s weatherboard cottage in Lovell Chen (2009).</p> <p>Recent in-fill complies with <i>Fisherman's Flat Urban Conservation Precinct Heritage Design Guidelines 2021</i>.</p>	



Aerial view of 16 Bridge Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 16 Bridge Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 16 Bridge Street

Street Frontage



Rear view of 16 Bridge Street

Rear View

3.4.8 18 Bridge Street

Place Name	n/a
Address	18 Bridge Street, Queenscliff
Style	Victorian
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	Original 1870s weatherboard fisherman's cottage retained at front of property (Lovell Chen 2009).
Notes	



Aerial view of 18 Bridge Street (Source: Nearthmap)

Location within Fisherman's Flat (HO1)



Street frontage of 18 Bridge Street

Street Frontage



Rear view of 18 Bridge Street

Rear View

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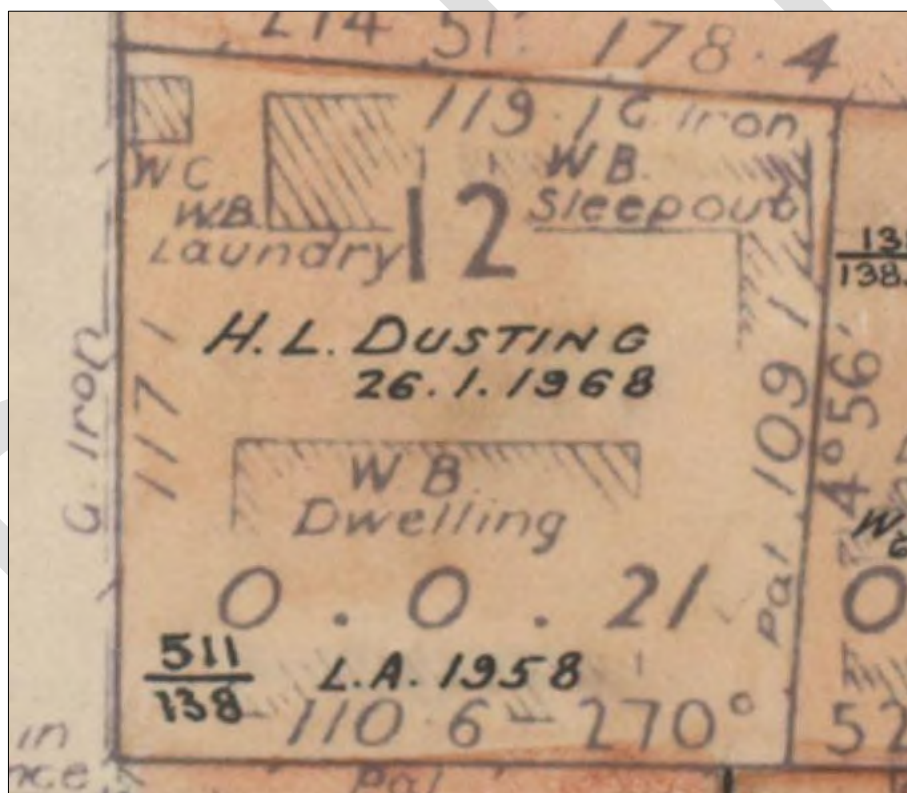
3.4.9 19 Bridge Street

Place Name	n/a
Address	19 Bridge Street, Queenscliff
Style	Interwar
Materials	Timber cladding over original weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Fair
Heritage Integrity	Moderate
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	Original weatherboard cottage preserved beneath modern cladding as indicated in 1959 Allotment Plan (see below).
Notes	



Aerial view of 19 Bridge Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 19 Bridge Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 19 Bridge Street

Street Frontage

No photo recorded: Rear view of 19 Bridge Street obscured by frontage of 22 Bay Street

Rear View

3.4.10 20 Bridge Street

Place Name	n/a
Address	20 Bridge Street, Queenscliff
Style	Federation
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	Moderate
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	Original fisherman's cottage retained at front of property with projecting gable and verandah added later (Lovell Chen 2009).
Notes	



Aerial view of 20 Bridge Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Street frontage of 20 Bridge Street

Street Frontage



Rear view of 20 Beach Street

Rear View

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3.4.11 22 Bridge Street

Place Name	n/a
Address	22 Bridge Street, Queenscliff
Style	Victorian
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	Original 1900s weatherboard fisherman's cottage retained at front of property, as indicated in 1957 aerial imagery (Figure 13).
Notes	



Aerial view of 22 Bridge Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Street frontage of 22 Bridge Street

Street Frontage



Rear view of 22 Bridge Street

Rear View

DRAFT

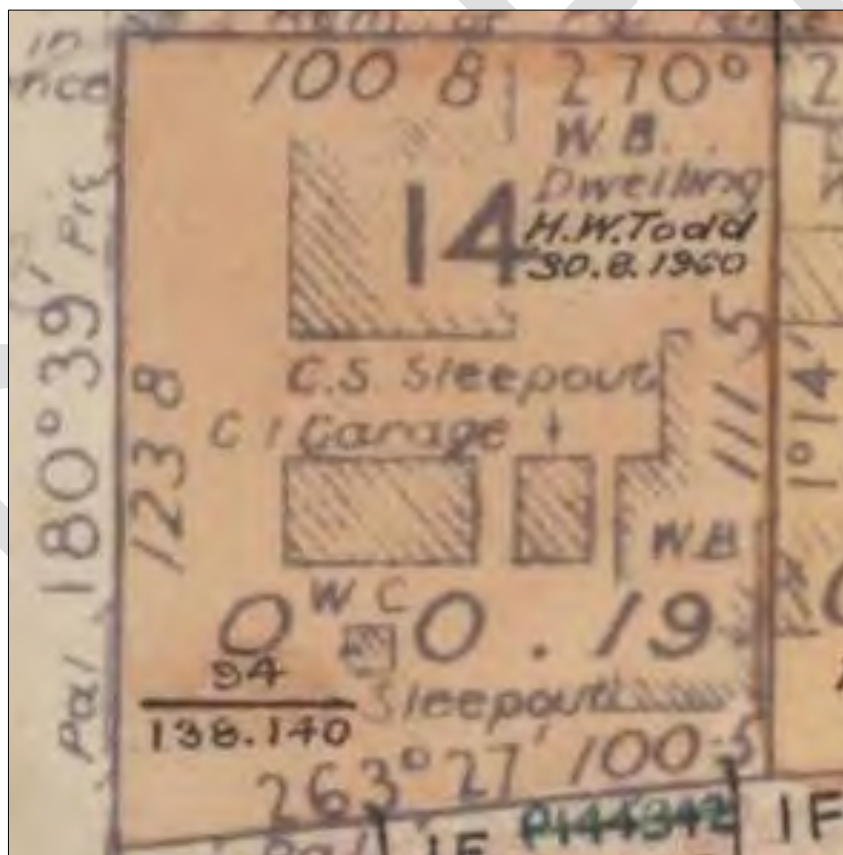
3.4.12 23 Bridge Street

Place Name	n/a
Address	23 Bridge Street, Queenscliff
Style	Federation
Materials	Weatherboard
Secondary Cottage(s)	Yes
Materials	Weatherboard
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling and secondary cottage
Heritage Condition	Excellent (both elements)
Heritage Integrity	High (both elements)
Heritage Intactness	Good (both elements)
Recommendation and Explanation	
Contributory	Original fisherman's cottage retained at front of property, c.1920s (Lovell Chen 2009), also visible in 1959 Allotment Plan along with weatherboard sleepout (see below).
Notes	



Aerial view of 23 Bridge Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 23 Bridge Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 23 Bridge Street

Street Frontage



Weatherboard sleepout in rear of 23 Beach Street

Rear View

3.4.13 24 Bridge Street

Place Name	n/a
Address	24 Bridge Street, Queenscliff
Style	Victorian
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	Original 1880s weatherboard fisherman's cottage retained at front of property (Lovell Chen 2009).
Notes	
M-shaped corrugated iron roof and convex verandah are original (Lovell Chen 2009).	



Aerial view of 24 Bridge Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Street frontage of 24 Bridge Street

Street Frontage



Rear view of 24 Beach Street

Rear View

DRAFT

3.5 Wharf Street Properties

3.5.1 4 Wharf Street

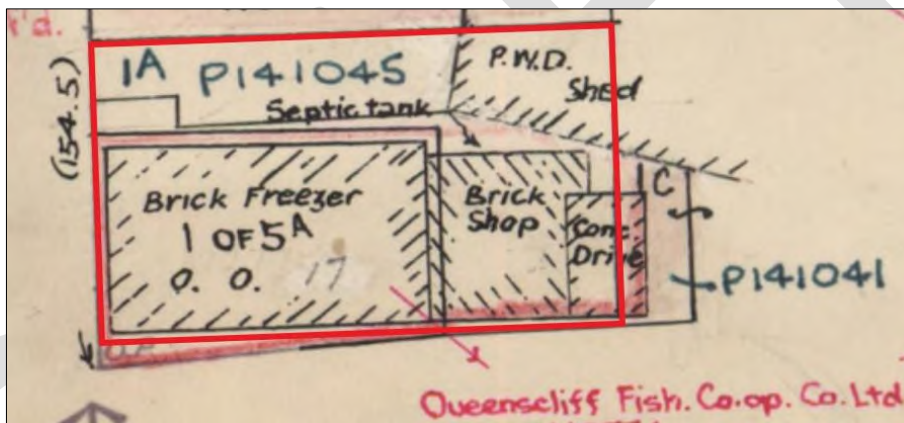
Place Name	<i>Fishing Co-op</i>
Address	4 Wharf Street, Queenscliff
Style	Interwar
Materials	Brick
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1 VHI H7821-0079 (Railway Sidings and Sheds (Area C)) VHI H7821-0095 (Queenscliff Fishermen's Co-operative)
Survey Date	14/07/2022
Contributory Element(s)	Commercial Store
Heritage Condition	Fair
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	A key commercial site to the Queenscliff fisherman community.
Notes	
The site was originally a local ice works, established in 1938 (Raison and Beavis 1998), to service the fisherman at the pier, when the railway used to terminate there (hence VHI H7821-0079). In 1949 the current building was erected and became the home of the Queenscliff Fisherman's Co-operative Society, with a freezer to store excess catches and a shop for retail sales (Raison 2002; see 1959 Allotment Plan	

below). During the 1980s, it was occupied by the Queenscliff Fish Market for storage and retail sales (Raison 2002).



Aerial view of 4 Wharf Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 4 Wharf Street (red box) in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 4 Wharf Street

Street Frontage



West-facing side view of 4 Wharf Street

Side View

3.5.2 6 Wharf Street

Place Name	<i>Bonnie View Guesthouse</i>
Address	6 Wharf Street, Queenscliff
Style	Victorian/Interwar
Materials	Wood, weatherboard, modern brick
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling/guesthouse
Heritage Condition	Excellent
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	
Two original fisherman's cottages on site, before property converted to 'Bonnie View Guest House' in mid-1920s (see 1928 aerial photograph below). Brick façade a later edition.	
Notes	
<p>Guesthouses were the bedrock of Queenscliff in 1920s-30s, providing a homely stay for visitors to the region, with Bonnie View known for its ability to offer fresher fish than most, being owned and run by the Wells family (Hill 2019).</p> <p>*Leasehold 1896-1934 (Section 4A – Crown Allotment 1)</p> <p>1896-1919: W. Abbot <i>Fisherman</i>, and wife moved their house from Bay Street to here</p> <p>1919-1924: A. F. Chamberlain <i>Home Duties</i></p> <p>1924-1927: J. J. Chamberlain, <i>husband of A. F. Chamberlain, Fisherman</i>. Built second house on allotment.</p> <p>1927-1934: J. A. Wells <i>Fisherman</i>. He and wife established and ran guesthouse after moving here from 19 Beach Street. J. A. Wells noted as resident on c.1930 Allotment Plan (Figure 8)</p> <p>Freehold 1934 onwards</p>	

1934- J. A. Wells *Fisherman*. Noted as resident on 1959 Allotment Plan (Figure 11)

Original address was 38 Beach Street, before changing to 6 Wharf Street in 1970s.

*Information from sign on front fence (QHM)

No.1 railway track that serviced the Fisherman's Pier used to continue across Bridge Street and behind the fisherman's homes in Wharf Street, including 6 Wharf Street, before the section was closed in 1936 (The Bellarine Railway and Victorian Rail [Steel plaque], cited 22 June 2023) (see below).



Aerial view of 6 Wharf Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Aerial photograph of 6 Wharf Street dated 1928, showing original two houses and railway line behind property (Source: SLV 2023c). *Wharf Street running out of photograph on left.

Historical aerial photograph



Aerial photograph of 6 Wharf Street dated 1957 (Source: LANDATA 2023).

Aerial Photograph, dated 1957



Photograph of Bonnie View Guesthouse, c.1930s (Source: QHM).

Historical photograph



Street frontage of 6 Wharf Street

Street Frontage



East-facing side view of 6 Wharf Street

Side View

3.5.3 8 Wharf Street

Place Name	<i>The Salt House / Le Quamby</i>
Address	8 Wharf Street, Queenscliff
Style	Post-war
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory	
Despite restoration from 'The Salt House' accommodation back to 'Le Quamby' guesthouse, significant works to the original structure have occurred in multiple phases.	
Notes	
<p>'Le Quamby' guesthouse noted in '<i>Hotels, Holiday Resorts, &c.</i>' (<i>The Argus</i>, Saturday 17 December 1932, p.9) as: "Superior accom., one min. piers and beach, milk and cream from own cows: E. Light, and sewered..."</p> <p>Significant development of guesthouse between 1957 and 1970 aerial photography (see below), indicating transition from guesthouse to holiday accommodation. Property known as 'The Salt House' group accommodation in Lovell Chen (2009; see below), before restoration back to 'Le Quamby' guesthouse. Extent of restoration works visible between 2009, 2014 and 2019 satellite imagery below.</p>	



Aerial view of 8 Wharf Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Aerial photography of 8 Wharf Street, dated 1957 (left) and 1970 (right), noting development of front of structure (Source: LANDATA 2023)

Aerial photography



*Satellite imagery of development at 8 Wharf Street, dated 2009 (left), 2014 (right), and 2019 (bottom)
(Source: Nearmap)*

Aerial photography



Street frontage of 8 Wharf Street, date unknown (cited in Stowers 2020)

Street Frontage,



Street frontage of 8 Wharf Street, dated 2009 (Source: Lovell Chen 2009)

Street Frontage,



Street frontage of 8 Wharf Street, dated 2023

Street Frontage,

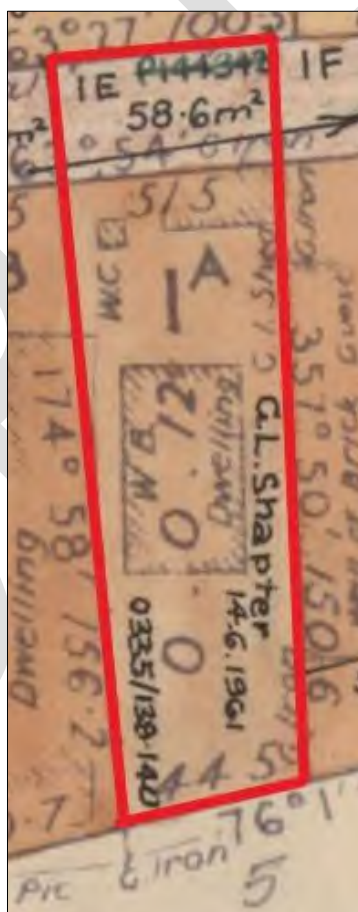
3.5.4 10 Wharf Street

Place Name	n/a
Address	10 Wharf Street, Queenscliff
Style	Victorian
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory	No remnant features of original fisherman's cottage on property (see 1959 Allotment Plan below).
Notes	



Aerial view of 10 Wharf Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 10 Wharf Street (red box) in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 10 Wharf Street

Street Frontage



Obscured rear view of 10 Wharf Street (behind fence)

Side View

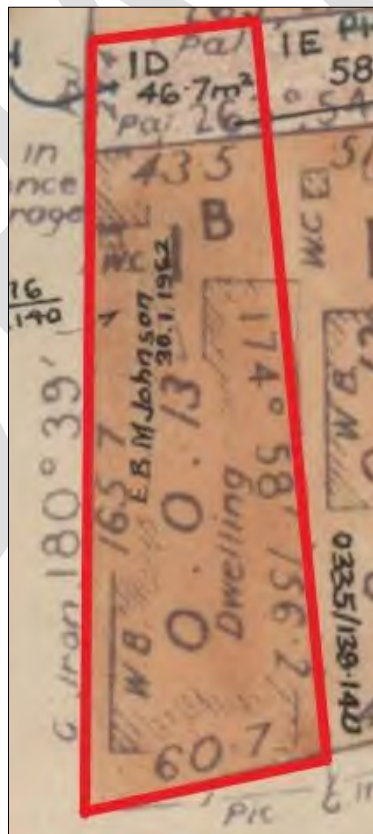
3.5-5 12 Wharf Street

Place Name	n/a
Address	12 Wharf Street, Queenscliff
Style	Federation
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Fair
Heritage Integrity	Moderate
Heritage Intactness	Fair
Recommendation and Explanation	
Contributory	Original fisherman's cottage retained at front of property as indicated in 1957 aerial photograph (Figure 13) and 1959 Allotment Plan (see below)
Notes	



Aerial view of 12 Wharf Street (Source: Nearthmap)

Location within Fisherman's Flat (HO1)



Structures noted at 4 Wharf Street (red box) in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 12 Wharf Street

Street Frontage



Obscured rear view of 12 Wharf Street (behind fence)

Side View

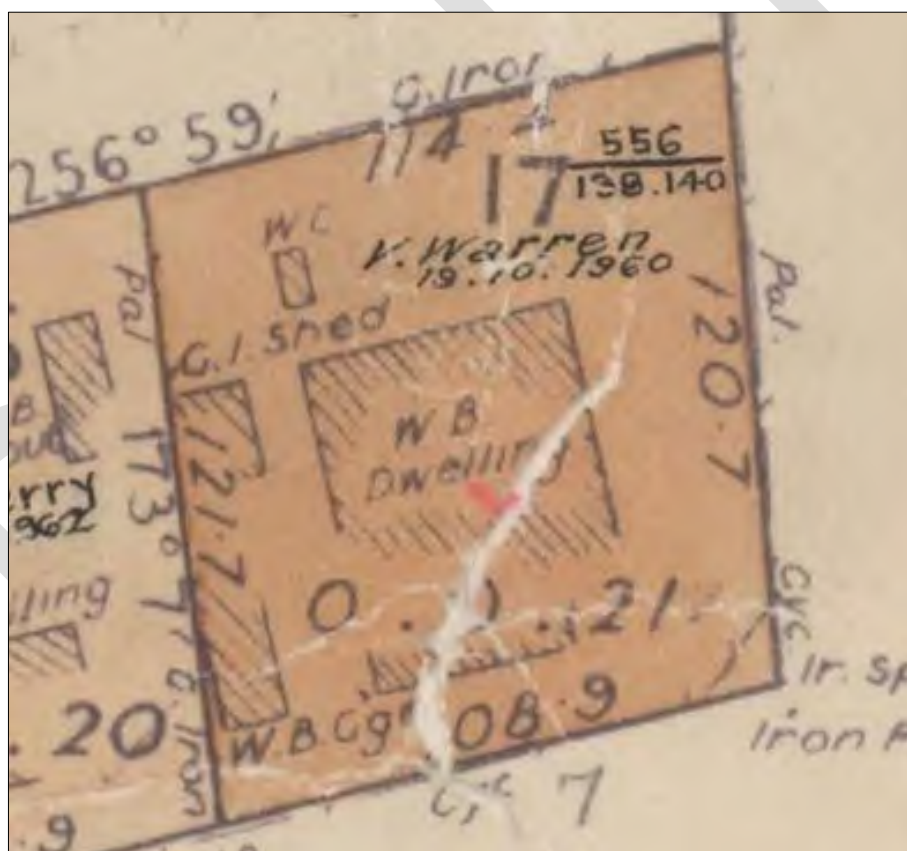
3.5.6 14 Wharf Street

Place Name	n/a
Address	14 Wharf Street, Queenscliff
Style	Interwar
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Fair
Heritage Integrity	Moderate
Heritage Intactness	Fair
Recommendation and Explanation	
Contributory	Original fisherman's cottage retained at front of property as indicated in 1959 Allotment Plan (see below).
Notes	



Aerial view of 14 Wharf Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 14 Wharf Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 14 Wharf Street

Street Frontage



East-facing side view of 14 Wharf Street

Side View

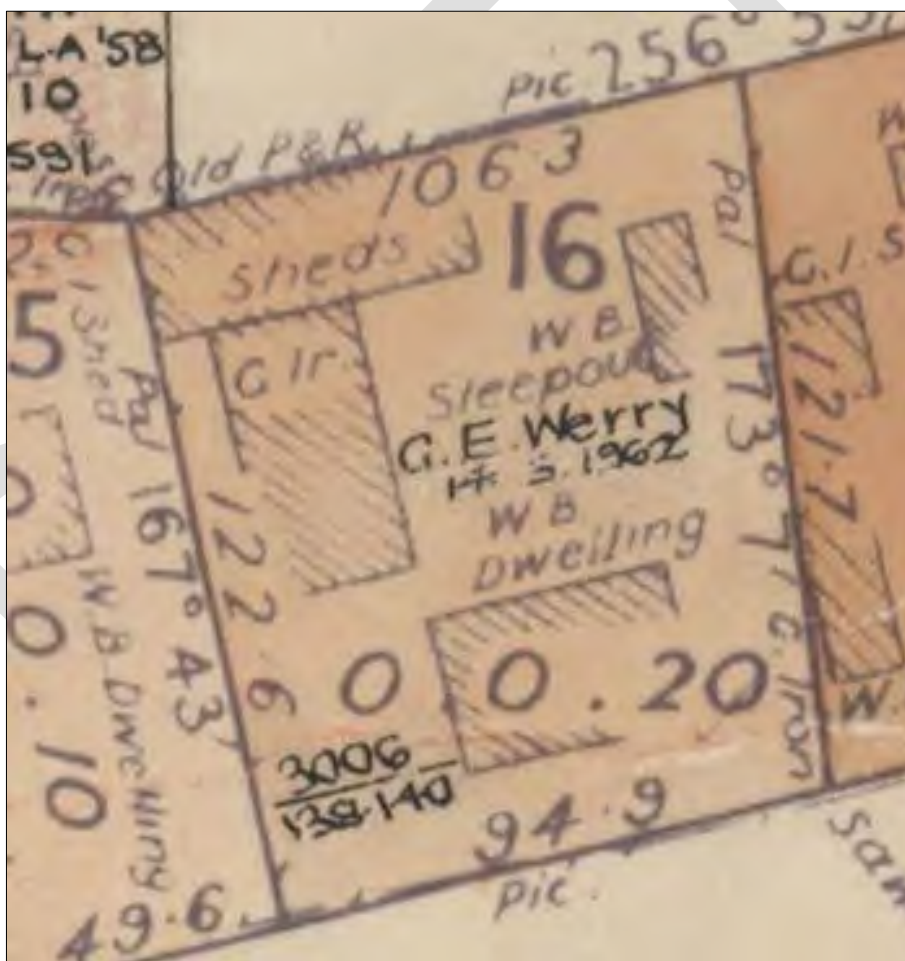
3.5.7 16 Wharf Street

Place Name	n/a
Address	16 Wharf Street, Queenscliff
Style	Post-war
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory	No remnant features of original fisherman's cottage on property (see 1959 Allotment Plan below).
Notes	



Aerial view of 16 Wharf Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 16 Wharf Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 16 Wharf Street

Street Frontage



Obscured rear view of 16 Wharf Street

Side View

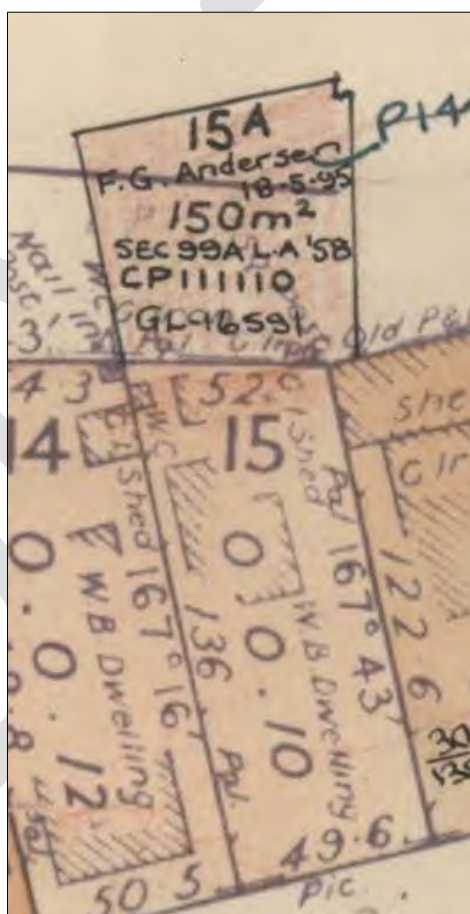
3.5.8 18 Wharf Street

Place Name	n/a
Address	18 Wharf Street, Queenscliff
Style	Post-war
Materials	Brick
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory	No remnant features of original fisherman's cottage on property.
Notes	
Weatherboard dwelling noted in 1959 Allotment Plan has since been demolished (see below).	



Aerial view of 18 Wharf Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 18 Wharf Street in Allotment Plan, dated 1959 (Source: PROV 2023b). Lot 15A is not within HO1.

Allotment Plan, dated 1959



Street frontage of 18 Wharf Street

Street Frontage



Obscured rear view of 18 Wharf Street

Side View

3.5.9 20 Wharf Street

Place Name	n/a
Address	20 Wharf Street, Queenscliff
Style	Interwar
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Fair
Heritage Integrity	High
Heritage Intactness	Fair
Recommendation and Explanation	
Contributory	Structures noted in 1959 Allotment Plan (see below) are still present in recent satellite imagery.
Notes	



Aerial view of 20 Wharf Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 20 Wharf Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 20 Wharf Street

Street Frontage



Rear view of 20 Wharf Street

Side View

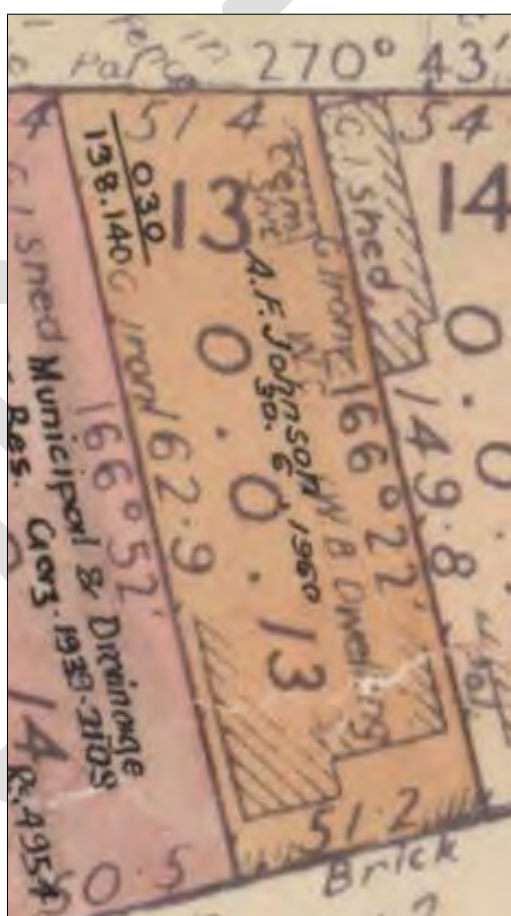
3.5.10 22 Wharf Street

Place Name	n/a
Address	22 Wharf Street, Queenscliff
Style	Post-war
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	Moderate
Heritage Intactness	Fair
Recommendation and Explanation	
Contributory	Original fisherman's cottage retained at front of property as indicated in 1959 Allotment Plan (see below).
Notes	



Aerial view of 22 Wharf Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 22 Wharf Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 22 Wharf Street

Street Frontage



Rear view of 22 Wharf Street

Side View

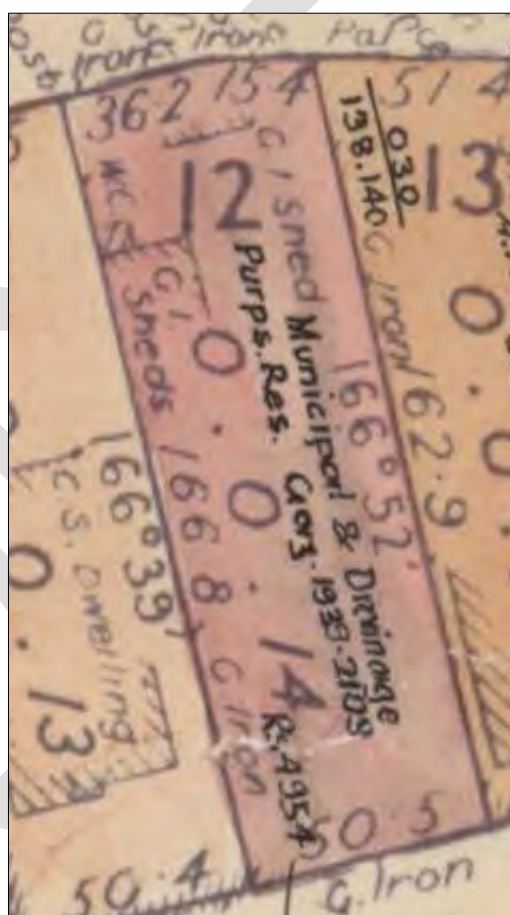
3.5.11 24 Wharf Street

Place Name	n/a
Address	24 Wharf Street, Queenscliff
Style	n/a
Materials	n/a
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	n/a
Heritage Integrity	n/a
Heritage Intactness	Choose an item.
Recommendation and Explanation	
Non-contributory	
24 Wharf Street noted as 'Municipal & Drainage Purposes Reserve' in 1959 Allotment Plan (see below).	
Notes	
Public open space providing a link through to the Queenscliff Railway Station.	



Aerial view of 24 Wharf Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



24 Wharf Street noted as 'Municipal & Drainage Purposes Reserve' in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 24 Wharf Street

Street Frontage

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3.5.12 26 Wharf Street

Place Name	n/a
Address	26 Wharf Street, Queenscliff
Style	Interwar
Materials	Weatherboard and brick
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	Original fisherman's cottage retained at front of property as indicated in 1959 Allotment Plan (see below).
Notes	



Street frontage of 26 Wharf Street

Street Frontage



Rear view of 26 Wharf Street

Side View

3.5.13 28 Wharf Street

Place Name	n/a
Address	28 Wharf Street, Queenscliff
Style	Post-war
Materials	Weatherboard
Secondary Cottage(s)	Yes
Materials	Weatherboard
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling and secondary cottage
Heritage Condition	Excellent (both elements)
Heritage Integrity	High (both elements)
Heritage Intactness	Good (both elements)
Recommendation and Explanation	
<p>Contributory</p> <p>Weatherboard dwelling and sleepout noted in 1959 Allotment Plan appears to remain intact (see below), although some modern additions.</p> <p>Moderately altered secondary cottage in excellent condition adds greatly to the contribution of 28 Wharf Street to the Precinct.</p>	
Notes	



Street frontage of 28 Wharf Street

Street Frontage



Rear view of 28 Wharf Street (weatherboard sleepout in centre)

Side View

3.5.14 30 Wharf Street

Place Name	n/a
Address	30 Wharf Street, Queenscliff
Style	Post-war
Materials	Brick
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory	No remnant features of original fisherman's cottage on property.
Notes	
Weatherboard dwelling and sleepout noted in 1959 Allotment Plan have since been demolished.	



Aerial view of 30 Wharf Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 30 Wharf Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 30 Wharf Street

Street Frontage



Rear view of 30 Wharf Street

Side View

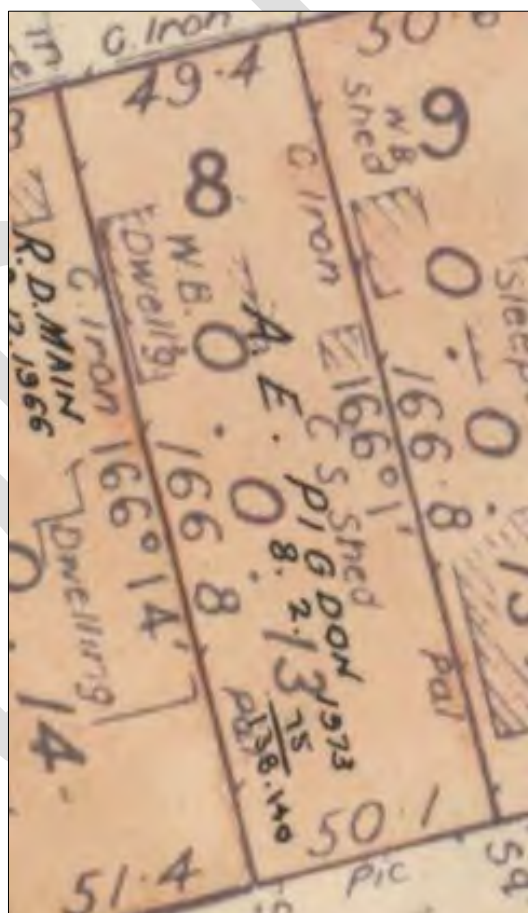
3.5.15 32 Wharf Street

Place Name	n/a
Address	32 Wharf Street, Queenscliff
Style	Post-war
Materials	Brick
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory	No remnant features of original fisherman's cottage on property.
Notes	
Weatherboard dwelling noted in 1959 Allotment Plan has since been demolished.	



Aerial view of 32 Wharf Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 32 Wharf Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 32 Wharf Street

Street Frontage



Rear view of 32 Wharf Street

Side View

3.5.16 34 Wharf Street

Place Name	<i>Lauralea</i>
Address	34 Wharf Street, Queenscliff
Style	Post-war
Materials	Rendered brick
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory	
No remnant features of original fisherman's cottage on property.	
Notes	
Current dwelling is a mock Victorian rendered brick cottage. Original dwelling noted in 1959 Allotment Plan much smaller than current footprint.	



Aerial view of 34 Wharf Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 34 Wharf Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 34 Wharf Street

Street Frontage



Rear view of 34 Wharf Street

Side View

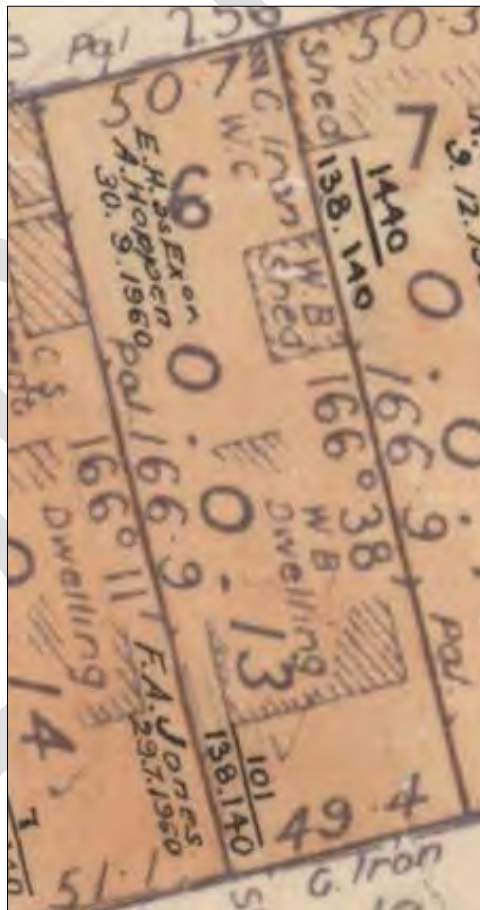
3.5.17 36 Wharf Street

Place Name	<i>Stewart's Cottage</i>
Address	36 Wharf Street, Queenscliff
Style	Victorian
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	Moderate
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	Original fisherman's cottage retained at front of property, despite large, modern extension to the rear (see below).
Notes	



Aerial view of 36 Wharf Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 36 Wharf Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 36 Wharf Street

Street Frontage



Rear view of 36 Wharf Street

Side View

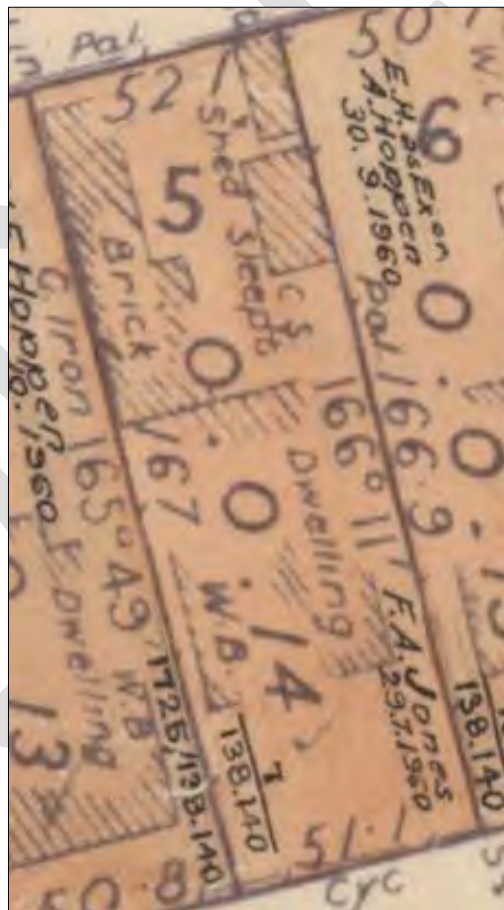
3.5.18 38 Wharf Street

Place Name	n/a
Address	38 Wharf Street, Queenscliff
Style	Interwar
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	Moderate
Heritage Intactness	Fair
Recommendation and Explanation	
Contributory	Original fisherman's cottage retained at front of property, despite large, modern extension to the rear (see below).
Notes	
Extension built in sympathy with <i>Fisherman's Flat Urban Conservation Precinct Heritage Design Guidelines 2021</i> .	
*Leasehold 1874-1960 (Section 1A – Allotment 5)	
1874-1930: T. Davey <i>Fisherman</i> . T. Davey and wife listed in 1895 Rates Book (Figure 5)	
1930-1949: F. M. Jones <i>Fisherman</i> . Noted as resident on c.1930 Allotment Plan (Figure 8)	
1949-1960: F. A. Jones (nee Fitzsimmons), <i>F.'s widow</i> . Noted as resident on 1959 Allotment Plan (Figure 11).	
Freehold 1960 onwards	
1960- F. A. Jones	*Information from sign on front fence (QHM)



Aerial view of 38 Wharf Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 38 Wharf Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 38 Wharf Street

Street Frontage



Rear view of 38 Wharf Street

Side View

3.5.19 40 Wharf Street

Place Name	Skara Brae
Address	40 Wharf Street, Queenscliff
Style	Federation
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	Moderate
Heritage Intactness	Fair
Recommendation and Explanation	
<p>Contributory</p> <p>Original fisherman's cottage retained at front of property, despite large, modern extension to the rear (see below), built in sympathy with <i>Fisherman's Flat Urban Conservation Precinct Heritage Design Guidelines 2021</i>.</p>	
Notes	
<p>Weatherboard sleepout noted in 1959 Allotment Plan has since been demolished (see below).</p> <p>*Leasehold 1874-1958 (Section 1A – Allotment 4)</p> <p>1874-1900: G. Van Tienen <i>Fisherman</i></p> <p>1900-1915: J. Owen Sr <i>Fisherman</i>. Died in 1906, leaving the property to his wife, who died in 1915.</p> <p>1915-1933: C. Miller <i>Fisherman</i>. Noted as resident on c.1930 Allotment Plan (Figure 8)</p> <p>1933-1958: H. E. Hoppen <i>Fisherman</i></p> <p>Freehold 1958 onwards</p> <p>1958- H. E. Hoppen <i>Fisherman</i>. Noted as resident on 1959 Allotment Plan (Figure 11).</p> <p style="text-align: right;">*Information from sign on front fence (QHM)</p>	



Aerial view of 40 Wharf Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Structures noted at 40 Wharf Street in Allotment Plan, dated 1959 (Source: PROV 2023b).

Allotment Plan, dated 1959



Street frontage of 40 Wharf Street

Street Frontage



Rear view of 40 Wharf Street

Side View

3.5.20 42 Wharf Street

Place Name	n/a
Address	42 Wharf Street, Queenscliff
Style	Interwar
Materials	Brick
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	None
Heritage Condition	Poor
Heritage Integrity	Low
Heritage Intactness	Poor
Recommendation and Explanation	
Non-contributory	No remnant features of original fisherman's cottage on property.
Notes	



Street frontage of 42 Wharf Street

Street Frontage



Rear view of 42 Wharf Street

Side View

3.5.21 44 Wharf Street

Place Name	n/a
Address	44 Wharf Street, Queenscliff
Style	Interwar
Materials	Weatherboard and cement sheeting
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Fair
Heritage Integrity	Moderate
Heritage Intactness	Fair
Recommendation and Explanation	
Contributory	Original dwelling appears intact, although weatherboard extension towards Wharf Street a recent addition (see below).
Notes	



Street frontage of 44 Wharf Street

Street Frontage



Rear view of 44 Wharf Street

Side View

3.5.22 46 Wharf Street

Place Name	<i>Station Cottage</i>
Address	46 Wharf Street, Queenscliff
Style	Victorian
Materials	Weatherboard
Secondary Cottage(s)	None
Materials	n/a
Current Heritage Status	HO1
Survey Date	14/07/2022
Contributory Element(s)	Dwelling
Heritage Condition	Excellent
Heritage Integrity	High
Heritage Intactness	Good
Recommendation and Explanation	
Contributory	Occupied by a fisherman under a leasehold agreement and covers from 1863 to 1977.
Notes	
<p>Also known as "The Railway Cottage" and "Gateway to the Flats". 46 Wharf Street was one of first leaseholds and remained in Thwaites family from first lease to freehold.</p> <p>Weatherboard dwelling omitted from 1959 Allotment Plan, but visible in 1957 aerial photograph (see below)</p>	



Aerial view of 46 Wharf Street (Source: Nearmap)

Location within Fisherman's Flat (HO1)



Aerial photograph of 46 Wharf Street dated 1957 (Source: LANDATA 2023).

Aerial photograph



Street frontage of 46 Wharf Street

Street Frontage



Rear view of 46 Wharf Street

Rear View

4 DISCUSSION

4.1 Review of Lovell Chen (2009) Citations

Based on the information presented in the Lovell Chen Heritage Review (2021) and context gained from the site visit and in-depth historical research, the current planning scheme relating to Fisherman’s Flat (HO1) 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) and made no mention of secondary buildings and structures that contribute to the precinct. In total, ten individual secondary structures within nine citations were noted during the site inspections carried out by Ecology and Heritage Partners; 8 Bay Street, 16 Bay Street, 6 Beach Street, 15 Beach Street, 23 Beach Street (x2), 31 Beach Street, 35 Beach Street, 23 Bridge Street and 28 Wharf Street. Focussing on aesthetic value alone and ignoring secondary structures with contributory historical and social value to the precinct does not allow for a holistic overview of the Fisherman Flat Precinct (HO1). The Precinct does possess aesthetic value; however, it also has historic and social significance that should be incorporated.

Upon review of the citations, several properties have been recommended to be added to the list of contributory properties (Table 6), with some gradings changed from contributory to non-contributory based on archival research (Table 7). These properties are as follows:

Table 6: Properties recommended as Contributory

Property	Justification
8 Bay Street	The dwelling itself has been slightly modified, with the addition of an extension to the front and rear of the building, however the dwelling appears to be an original fisherman’s weatherboard cottage as indicated in the 1959 Allotment Plan. Property was also held under a leasehold agreement by a fisherman and his family from 1885 to 1958 affording the citation greater social significance (Criterion H).
5 Beach Street - <i>Calala</i>	<i>Calala</i> possesses significant historic significance within the precinct as one of the last allotments to have a dwelling constructed (Criterion A). Property was also held under a leasehold agreement by fisherman H. B. Mouchemore, affording the citation greater social significance (Criterion H).
6 Beach Street	The house itself has been modified greatly, however photographs during the site survey noted the presence of a weatherboard shed considered to be an early fisherman’s sleepout. Raison (2002) describes the function of these sleepouts as: “Other sources of income were always sought, such as letting the house to visitors in the summer while the family camped in sheds in the backyard”. Whilst the house itself may lack aesthetic value, the sleepout has greater

	historic significance within the Precinct and should be afforded extra protection (Criterion A).
9 Beach Street - <i>Brixham</i>	The dwelling itself has been slightly modified, although appears to largely retain the original weatherboard cottage beneath modern cladding, with a near identical footprint to the 1959 Allotment Plan. Property was also held under a leasehold agreement by a fisherman and his family from 1929 to 1966 affording the citation greater social significance (Criterion H).
15 Beach Street	The dwelling itself has remained largely unaltered from the original cottage, and photographs during the site survey noted the presence of a weatherboard shed considered to be an early fisherman's sleepout. Raison (2002) describes the function of these sleepouts as: " <i>Other sources of income were always sought, such as letting the house to visitors in the summer while the family camped in sheds in the backyard</i> ". Whilst the dwelling itself holds aesthetic and historical value, the sleepout also has greater historic significance within the Precinct and should be afforded extra protection (Criterion A).
18 Beach Street - <i>Chidgeys</i>	The dwelling itself has been slightly modified, although appears to largely retain the original weatherboard cottage beneath modern cladding, and extensions as indicated in the 1959 Allotment Plan. Property was also held under a leasehold agreement by a fisherman and his family from 1885 to 1965 affording the citation greater social significance (Criterion H).
22 Beach – <i>Lola's by the Sea</i>	The dwelling appears to have remained largely unaltered from the 1959 Allotment Plan, albeit a cement rendered building, likely covering weatherboard cottage beneath, with concrete fence which both remain.
23 Beach Street	The front of the dwelling itself has been modified greatly although part of original frontage is likely preserved beneath modern cladding, and photographs during the site survey noted the presence of two sheds considered to be an early fisherman's sleepout (weatherboard and cement sheeting). Raison (2002) describes the function of these sleepouts as: " <i>Other sources of income were always sought, such as letting the house to visitors in the summer while the family camped in sheds in the backyard</i> ". Whilst the dwelling itself may lack aesthetic value, the sleepouts hold greater historic significance within the Precinct and should be afforded extra protection (Criterion A).
36 Beach Street	The dwelling itself has been slightly modified, although appears to largely retain the original weatherboard cottage beneath modern cladding, and extensions as indicated in the 1959 Allotment Plan.
37 Beach Street – <i>Queenscliff Holiday House</i>	The dwelling itself has been modified, although appears to largely retain the original weatherboard cottage beneath modern cladding, and extensions as indicated in the 1959 Allotment Plan.
19 Bridge Street	The dwelling itself has been slightly modified, although appears to largely retain the original weatherboard cottage

	beneath modern cladding, and extensions as indicated in the 1959 Allotment Plan.
4 Wharf Street – <i>Fishing Co-op</i>	This property represents a key commercial site to the original Queenscliff fisherman community, housing a former local ice works and railway to Fisherman’s Pier. Queenscliff Fisherman’s Co-operative Society constructed current building in 1949 and should be afforded protection as a site of local social significance within the Precinct (Criterion H).
6 Wharf Street – <i>Bonnie View Guesthouse</i>	This property was originally comprised of two fisherman’s cottages before conversion into a guesthouse with large portions of original dwellings retained or beneath modern brick façade. The guesthouse was also managed and held under a leasehold agreement by a fisherman and his family from 1896 to 1934 affording the citation greater social significance (Criterion H).
20 Wharf Street	The dwelling itself has been slightly modified, although appears to largely retain the original weatherboard cottage beneath modern cladding, and extensions as indicated in the 1959 Allotment Plan.
22 Wharf Street	The dwelling itself has been slightly modified, although appears to largely retain the original weatherboard cottage beneath modern cladding, and extensions as indicated in the 1959 Allotment Plan.
28 Wharf Street	The front of the dwelling itself has been modified greatly although part of original frontage is likely preserved beneath modern cladding, and photographs during the site survey noted the presence of a weatherboard shed considered to be an early fisherman’s sleepout. Raison (2002) describes the function of these sleepouts as: “ <i>Other sources of income were always sought, such as letting the house to visitors in the summer while the family camped in sheds in the backyard</i> ”. Whilst the dwelling itself may lack aesthetic value, the sleepout holds greater historic significance within the Precinct and should be afforded extra protection (Criterion A).
44 Wharf Street	The dwelling itself has been slightly modified, although appears to largely retain the cottage beneath modern cladding, and extensions as indicated in the 1959 Allotment Plan.
46 Wharf Street – <i>Station Cottage</i>	The dwelling itself has been slightly modified, although appears to largely retain the original weatherboard cottage despite some modern extensions as indicated in the 1957 aerial photograph. The dwelling was one of first leasehold agreements and remained in Thwaites family from first lease to freehold in 1965 (LANDATA 2023b) (Criterion H).

Table 7: Citations recommended as Non-contributory

Property	Justification
34 Beach Street – <i>La Bella</i>	The dwelling is constructed of rendered masonry and built in 1994, not weatherboard as described in Lovell Chen (2009).

15 Bridge Street	The dwelling is a modern weatherboard construct, not original fisherman's cottage as indicated in 1957 aerial photograph.
10 Wharf Street	The dwelling consists of modern weatherboard constructs at either end of a brick building, replacing the original weatherboard cottage annotated in the 1959 Allotment Plan.
34 Wharf Street - <i>Lauralea</i>	The dwelling is a mock Victorian rendered brick cottage and does not match property description on 1959 Allotment Plan.

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.

4.2 Review of Lovell Chen (2009) Recommendations

The Lovell Chen *Planning Scheme Review* (2021) refers to several recommended changes to the existing planning scheme relating to the Fisherman's Flat Urban Conservation Precinct (HO1) (Table 8). These recommendations largely relate to issues with the statutory context and management of heritage within the Borough, with the aim to assist in protecting and managing the value heritage places within Queenscliff (Lovell Chen 2021). The recommendations are presented below, as well as justification and a description on why the implementation is necessary:

Table 8: HO1 Recommendations (Lovell Chen 2021)

Recommendation (Lovell Chen 2021)	To Be Implemented?	Comments / Justification
Recommendation 1 Consideration be given to a significant review of the built form and environment controls and policies of HO1 (Volume 1, Appendix A, p.5).	Yes	Review should focus on ensuring consistency between controls and policies related to HO1 (see Section 6 below) and also rationalise or simplify the provisions and documentation that needs to be referenced when considering works to a heritage place.
Recommendation 2 Further consideration be given to the interaction between the heritage and urban character provisions of HO1 as the urban character is essentially derived from the heritage character of Queenscliff (Volume 1, Appendix A, p.5).	Yes	This review could lead to the development of a general heritage provision to manage the heritage character of HO1.
Recommendation 3 Development of specific Heritage Guidelines for HO1, to ensure that clear guidance which relates to the significance of the precinct (Volume 1, Appendix A, p.5).	Yes	These Heritage Guidelines have been developed, as the <i>Fisherman's Flat Urban Conservation Precinct Heritage Design Guidelines (2021)</i> . A revision of and additions to these guidelines is presented below in Section 5.1.

<p>Recommendation 4</p> <p>Development of greater certainty and clarity regarding planning controls and policies that relate to HO1 (Volume 1, Appendix A, p.7).</p>	<p>Yes</p>	<p>Given the number of planning controls and policies that relate to HO1, greater clarity and certainty is required to better understand the expectations with regards to alterations to heritage buildings and places within HO1.</p> <p>For example, six controls and policies refer to front fence design considerations although there is no consistency in wording or maximum heights for front fences within HO1.</p> <p>The same can be said for building heights, setbacks and site coverage.</p>
<p>Recommendation 5</p> <p>Complete an assessment of Aboriginal cultural heritage values to inform future strategic direction (Volume 1, Appendix A, p.15).</p>	<p>Yes</p>	<p>As Fisherman’s Flat (HO1) is within established areas of cultural heritage sensitivity under the <i>Aboriginal Heritage Regulations 2018</i>, this should be undertaken, and provisions updated in the Queenscliff Planning Scheme.</p>
<p>Recommendation 6</p> <p>It is recommended that the extent of HO12 (<i>Araucaria heterophylla</i> (Norfolk Island Pine)), as defined in the Heritage Overlay schedule, be correctly mapped, noting that the remainder of the property at 35 Beach Street be included in the HO1 precinct overlay (Volume 1, Appendix B, p.3).</p>	<p>Yes</p>	<p>Currently, the extent of HO12 is mapped to the title boundary of 35 Beach Street. The property at 35 Beach Street is itself graded as ‘Contributory’ to the HO1 precinct, which can lead to confusion.</p> <p>The extent of HO12 should be re-mapped to align with the heritage place description within the QPS as: the land beneath the canopy edge of the tree for a distance of three metres from the canopy edge.</p>
<p>Recommendation 7</p> <p>It is recommended that the designation of HO12 should be revisited if, in the future, the BoQ implements an environmental overlay for characteristic or significant trees (Volume 1, Appendix B, p.3).</p>	<p>Yes</p>	<p>Currently, the BoQ does not have an environmental overlay for characteristic or significant trees. If, in the future, it does decide to develop such an overlay, HO12 should be listed as a significant tree due to its historical and aesthetic significance to Queenscliff as it contributes to the maritime character of the town and is the only such tree located within HO1.</p>

5 DRAFT PLANNING CONTROLS AND POLICIES

This section discusses the existing controls, policies and guidelines and planning zone requirements that relate to the Fisherman’s Flat area in Queenscliff. As presented above, the Lovell Chen *Planning Scheme Review* (2021) identified that there is disparity and confusion within existing planning documents regarding the various requirements related to developmental impacts on the heritage structures within the precinct. Using the Lovell Chen’s (2021) significance assessment and recommendations, and the results of the recent site inspections carried out by Ecology and Heritage Partners, amendments have been developed with the aim of updating and simplifying existing heritage controls and policies and to guide a more holistic approach to the future development of the area. This is important as the Fisherman’s Flat Urban Conservation Precinct (HO1) is significant historically, aesthetically, and socially due to its special association with the fishing community.

The following controls, policies and guidelines and planning zones apply to the Fisherman’s Flat area of Queenscliff (Table 9):

Table 9: Fisherman’s Flat area controls, policies and guidelines and planning zones

Controls	Policies and Guidelines	Planning Zones
Heritage Overlay (HO – Schedule 1 and 12) <ul style="list-style-type: none"> - Clause 43.01 of the Heritage Overlay (Section 5.1); and - Schedule to Clause 43.01 (Section 5.2) 	Clause 22.02 of the Heritage Policy Section 5.6	Mixed Use Zone (MUZ – former Guesthouses at 6, 8, 10 and 12 Wharf Street) Section 5.9
Design and Development Overlay (DDO – Schedule 6) Section 5.3	Clause 22.03 of the Urban Character Policy Section 5.7	Neighbourhood Residential Zone (NRZ – Schedule 2 – majority of Fisherman’s Flat) Section 5.10
Environmental Significance Overlay (ESO – Schedule 1) Section 5.4	Fisherman’s Flat Urban Conservation Precinct Heritage Guidelines 2021 Section 5.8	Special Use Zone (SUZ – Schedule 1 – 1 Bridge St) Section 5.11
Significant Landscape Overlay (SLO - Schedule 1 to Clause 42.03; foreshore areas only) Section 5.5		

Arguably, the guidelines developed in the *Fisherman’s Flat Urban Conservation Precinct Heritage Guidelines 2021* cover the broadest range of aspects within the precinct that highlight the historical, aesthetic and social significance of the Fisherman’s Flat area.

As such, it is proposed that reference to conservation, building siting, design and form, materials, colours and finishes, fences and outbuildings within the Heritage Overlay (HO1), Design and Development Overlay (DDO6), Environmental Significance Overlay (ESO1), Significant Landscape Overlay (SLO1), Clause 22.02 of the Heritage Policy, Clause 22.03 of the Urban Character Policy, Mixed Use Zone (MUZ), Neighbourhood Residential Zone (NRZ2) and Special Use Zone (SUZ) of the Queenscliffe Planning Scheme be brought in-line with the existing Heritage Design Guidelines and proposed revisions presented below in Section 5.1.

5.1 Fisherman's Flat Urban Conservation Precinct Heritage Design Guidelines

Within the *Queenscliffe Planning Scheme* (2022), specific guidelines pertaining to the continued heritage preservation of Fisherman's Flat (HO1) have been formulated using the *Geelong Region Historic Buildings and Objects Study* (Allan Willingham for the Geelong Regional Commission 1986) and *Queenscliffe Urban Conservation Study* (Allom, Lovell and Associates 1984) as guides. These form the '*Fisherman's Flat Urban Conservation Precinct Heritage Design Guidelines 2021*', which applies to all that land designated on the Heritage Policy Map 1 – Overlay 1 (Figure 2) – the area known as Fisherman's Flat on the flat land to the north-east of Queenscliff township.

The guidelines also specifically apply to the following items of particular heritage significance to which special consideration should be given. This is shown at the described location as show on Heritage Policy Map 1 (Figure 2):

- 35 Beach Street
 - *Araucaria heterophylla*, Norfolk Island Pine (T17).

As mentioned above, there is inconsistency in wording amongst the various policies related to Fisherman's Flat regarding various design considerations related to heritage structures and features within the precinct (Recommendations 1 – 4). It is hoped that with the revision of the existing guidelines below, that each of the items presented in Table 9 will provide clarity on requirements related to impacts to the heritage fabric of the Fisherman's Flat area.

5.1.1 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 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.

5.1.2 Conservation Objectives

- To protect and enhance **the visual and historical character of the precinct through the retention of fisherman's dwellings and outbuildings 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.

5.1.3 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 **and that do not detract from the environmental and landscape values of Swan Bay and the coastline** 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 **or 6 m above natural ground level, and restrict existing buildings above these heights from increasing further in height**;
 - **Discouraging the alteration of building height of any surviving secondary cottages/sleepouts (outbuildings)**;
 - Ensuring the highest point of the roof of a building is not greater than the highest adjacent building.

5.1.4 Materials, Colours and Finishes

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

5.1.5 Fences

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

- 1200 mm for the frontage;
- 2000 mm for side, rear or adjacent to vacant land.

5.1.6 Outbuildings

- Discourage the alteration of any outbuildings which were constructed by fishermen or their family's during the respective leasehold period of the property, unless for essential maintenance works or works that enhance the historical value of the building;
- Discourage the demolition of any outbuildings which were constructed by fisherman and their families during the respective leasehold period of the property.

5.1.7 Demolition

- Allow the demolition of a Non-contributory HO1 citation or element or outbuilding not constructed by a fisherman or their family's during the respective leasehold period of the property to be permitted;
- Discourage the full demolition of Contributory HO1 citations or elements that will adversely affect the historical, aesthetic and social significance of the precinct;
- Only allow the demolition of a Contributory HO1 citation or element if it involves the removal of later alterations, additions and works if the removal enhances the significance of the heritage place and contributes to the long-term conservation of the significant fabric of the citation or element.

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6 CONCLUSION

This heritage review of the Fisherman's Flat Urban Conservation Precinct (HO1) has examined the Lovell Chen (2021) report prepared for the Borough of Queenscliffe, which included a thorough review of the existing individual citations within HO1 and modification to 'contributory' and 'non-contributory' gradings if required, an assessment of additional potential heritage buildings within the precinct, a review of Lovell Chen's (2021) recommendations regarding the Queenscliffe Planning Scheme that relate to HO1 and the drafting of planning controls and planning scheme amendments associated with recommended changes to the Planning Scheme.

During the review, it found that several key areas in the historical background of the Flat were lacking sufficient knowledge depth, and well as some inaccuracies in the data. These areas have been revised and updated using a wide variety of resources, such as historical aerial and photographic imagery, accessing historical documents and published material, as well as conducting some oral history and receiving community feedback with some Queenscliff residents with historical connections to the Fisherman's Flat area. As a result, revisions have been made to the *Description and Integrity*, *Assessment*, and *Statement of Significance* of the Fisherman's Flat Urban Conservation Precinct (HO1) presented in the Lovell Chen review (2021).

The site inspections of the individual citations within HO1 found several inaccuracies with the data presented in Lovell Chen (2021). Some errors included incorrect dating of buildings within properties, which lead to incorrect gradings of 'contributory' and 'non-contributory'. The Lovell Chen review (2021), also largely ignored secondary buildings within property boundaries that were key elements to the fishing community, such as 'sleepouts', which were utilised by fishing families when renting out their main houses for extra income in times of leaner fishing catches. As a result of the inspections, and in-depth archival research, ten secondary structures with contributory historical and social significance to the Fisherman's Flat Urban Conservation Precinct (HO1) were identified, along with 18 citations recommended to be re-graded as 'contributory' and four changed to 'non-contributory'. In total, 51 of the 76 citations within HO1 are deemed to be 'contributory' to the Fisherman's Flat Urban Conservation Precinct.

The recommendations to the Queenscliffe Planning Scheme identified within the Lovell Chen review (2021) centred largely around the differences in wording and complexities within existing planning documents regarding the developmental requirements and impacts on the heritage structures within the precinct. There are currently ten different overlays, policies and planning zones that envelope at least part of the Fisherman's Flat area of Queenscliff, making it increasingly difficult to navigate and determine the necessary requirements related to the heritage structures for planning purposes. It has been determined that the guidelines within the *Fisherman's Flat Urban Conservation Precinct Heritage Design Guidelines 2021* provide the most complete coverage of heritage aspects related to the Fisherman's Flat area. With minor alterations to the existing guidelines, 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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Images

Figure 4 – State Library of Victoria (SLV). 2023a. *Queenscliff, Parish of Paywit, County of Grant*. 1856. Filename: dq004041.

Figure 6 – SLV. 2023b. *[View of] Queenscliff [picture]*. c.1880-1900. Record ID: 99171545583607636. Photograph taken by Charles Cheney Simpson.

Figure 9 – Public Record Office of Victoria (PROV). 2023a. *Queenscliff Township plan*. 1959. Map 3135.

Figure 10 – SLV 2023c. *(Queenscliff) [photograph]*. 1928. Filename: ai001591. Photograph taken by C. D. Pratt.

Figure 11 – PROV. 2023b. *Queenscliff- Allotments Township plan*. 1959. Map 3134.

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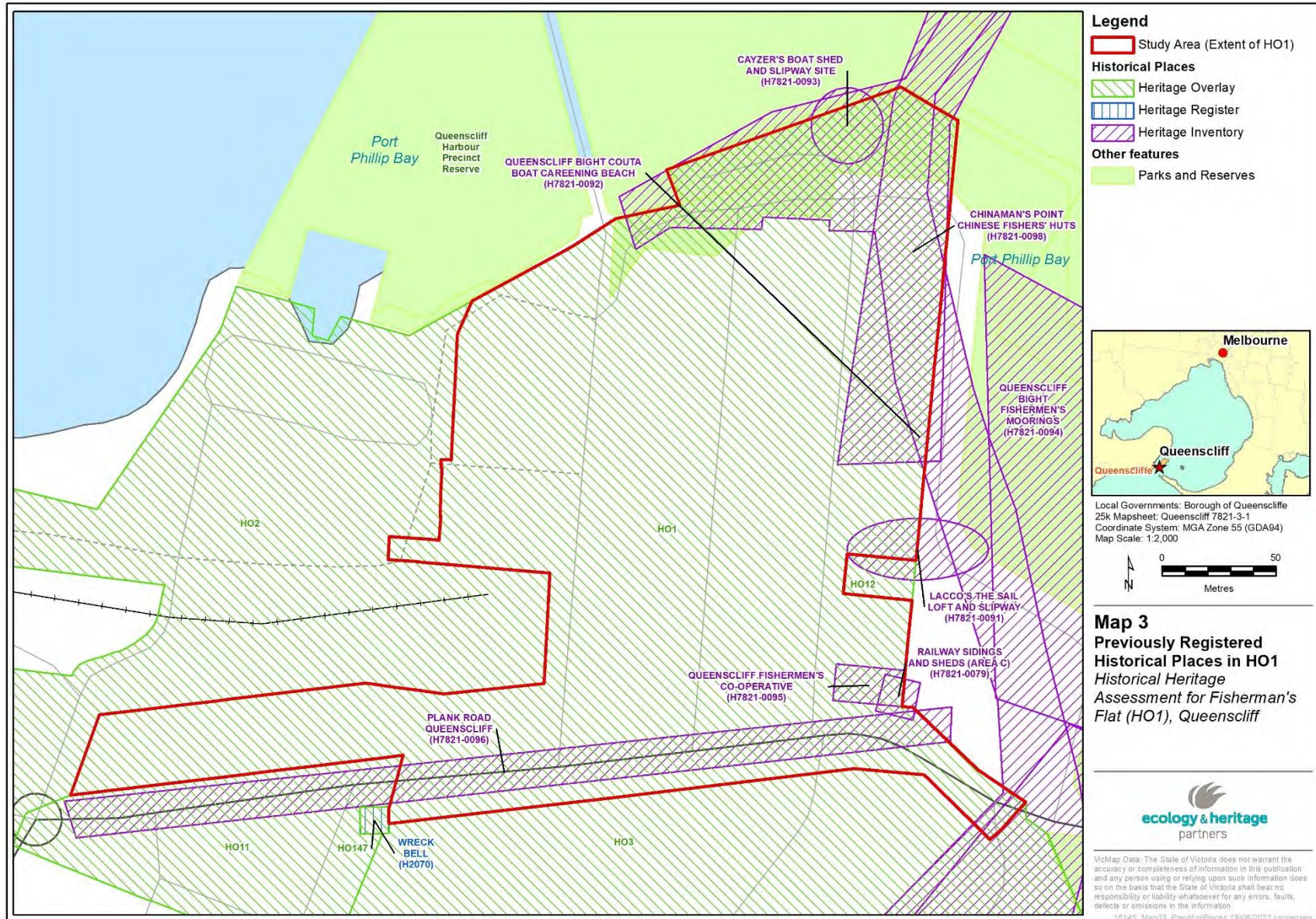
8 MAPS

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Aerial source: Nearmap 2023



APPENDICES

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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).



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.

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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 Bitterscotch 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)(j) of the Planning and Environment Act 1987



APPENDIX B. Example schedule to the Heritage Overlay

GIAMNUT 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



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

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OVERLAYS - CLAUSE 43.01 - SCHEDULE

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