



Support for Amendment C354 9 Bridge Road Barwon Heads Heritage Overlay - City of Greater Geelong

1. **Background** – The City of Greater Geelong “the Council” has prepared Amendment C354 and it is now on public exhibition. The Amendment applies to 9 Bridge Road, Barwon Heads. The Amendment seeks to apply permanent Heritage controls to 9 Bridge Road, Barwon Heads and specifically seeks to
 - amend the Schedule to Clause 43.01 Heritage Overlay (HO) to include the house and cypress tree at 9 Bridge Road, Barwon Heads (HO1989) on a permanent basis and
 - amend Planning Scheme Map 88HO by placing HO1989 over 9 Bridge Road, Barwon Heads on a permanent basis.

2. **Support for the Amendment - The Barwon Heads Association strongly supports Amendment C354**
 - a. The Barwon Heads Association has over 180 members and liaises with many local community groups. Following significant community disquiet about the demolition and redevelopment of the property at 9 Bridge Rd we engaged an independent review by RBA Architects and Heritage Experts to conduct a Heritage Values Review. This review established that the subject house is likely to have been built c.1890 during the first major wave of development in Barwon Heads and as such is amongst the earliest surviving houses in the town. During the period 1888-1892 the subject site was owned by prolific Geelong based architect Albert J Derrick, and as such he may have been responsible for the design. The site formed part of Allotment 1 Section A which was part of the original township. It is noted that there is currently only one 19th century house within the extent of the original township plan which is protected by a heritage overlay (18 Ewing Blyth Drive).

 - b. The clear photographic evidence has confirmed the house’s earlier appearance. The report concluded that the “extant house and cypress tree at 9 Bridge Rd are of local heritage significance for their historical and aesthetic values and warrant the application of interim heritage controls with the view to introducing an individual heritage overlay in the future.

 - c. The Council subsequently engaged its own heritage consultant Context to conduct a peer review. The peer review concluded that this heritage assessment has established the threshold of ‘Local Significance’ for the house and cypress tree at 9 Bridge Road for their historic, architectural and aesthetic values. (Criteria A, D, E and H). The photographic collection has the potential to further inform

understanding of the property. (Criterion C). The site is therefore deemed to warrant the application of interim heritage controls to allow for its inclusion in the Heritage Overlay (with specific tree controls noted in the schedule) to the extent of the whole property as defined by the title boundaries.

3. Conclusion

- a. This is an important property in the history of Barwon Heads. The community is very supportive of its permanent protection. Our interest in the property has been confirmed by Heritage Consultants and experts RBA and Context. We thank the CoGG and the Administrators for supporting this process.
- b. We note that the proposed amendment meets the objectives of planning in Victoria. Those that are directly related to this Amendment are:
to provide for the protection of natural and man made resources and the maintenance of ecological processes and genetic diversity; to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest or otherwise of special cultural value; and to balance the present and future interests of all Victorians."
- c. The amendment will not have any adverse effects on the environment.
- d. The amendment will have positive social effects through the protection of this place in the Planning Scheme. This will benefit the community by: adding to the understanding of Greater Geelong's rich cultural history; recognising and realising the positive contribution that culturally significant places make to the City of Greater Geelong and small coastal villages like Barwon Heads. Heritage buildings such as number 9 Bridge Rd provide a link to the past and gives us a sense of place, who we are - our cultural identity. Protecting our heritage helps to ensure that this identity and sense of place may be appreciated for present and future generations
- e. The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act and Ministerial Direction No. 11 – Strategic Assessment of Amendments.
- f. The amendment will achieve the objectives of the State Planning Policy Framework (SPPF) as follows:
 - i. Clause 15.01-5 Cultural identity and neighbourhood character has an objective "to recognise and protect cultural identity, neighbourhood character and a sense of place." Relevant strategies identified to achieving this objective include: Ensure development responds and contributes to existing sense of place and cultural identity; Ensure that development responds to its context and reinforces special characteristics of local environment and place by emphasizing the heritage values and built form that reflect community identity the values, needs and aspirations of the community.

- ii. Clause 15.03-1 Heritage conservation – has an objective “to ensure the conservation of places of heritage significance” and includes the following strategies: Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme; Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance, or otherwise of special cultural value.
- g. The amendment will achieve the objectives of the Local Planning Policy Framework (LPPF) including:
 - i. Clause 21.06-5 Heritage and Identity includes an objective “to conserve and enhance individual places and areas of pre and post contact cultural heritage significance” with relevant strategies
 - ii. Clause 22.09 Cultural Heritage is a local policy that applies to all properties affected by a Heritage Overlay and hence would guide decision making on 9 Bridge Rd if it was included in the Heritage Overlay. This amendment will help achieve the Council cultural heritage objectives and implement the strategies identified in Clause 22.09.

We strongly support Amendment C354. This is part of the heritage of Barwon Heads which is highly valued. This is a very important part of the History of the coastal village of Barwon Heads and its protection will have a very positive impact on the town.

The BHA members urge the City of Greater Geelong to argue the case in all available forums to ensure this fine example of the Barwon Heads history is protected, preserved and is inherited by future generations.

There are two independent and objective heritage evaluation reports that have established beyond doubt the historical status of the house. We believe the current community has the responsibility to preserve our history for the appreciation of those who follow. Significantly, communities that preserve a strong cultural identity prove to be more resilient and cohesive.

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