

## HERITAGE COUNCIL DETERMINATION

Determination Date	Thursday 7 April 2016
Place/Object Name	Coriyule Homestead
Location	1-69 McDermott Road, Curlewis
VHR Number	H0272
Place Category	Heritage Place

At a meeting of the Heritage Council on 7 April 2016 it was determined to amend this place in the Victorian Heritage Register.

The Heritage Council endorses the attached report.



**Professor Stuart Macintyre AO**  
**Chair, Heritage Council of Victoria**

**EXECUTIVE DIRECTOR  
RECOMMENDATION TO THE  
HERITAGE COUNCIL TO  
AMEND AN EXISTING REGISTRATION**

**NAME** CORIYULE HOMESTEAD  
**DATE REGISTERED:** 9 OCTOBER 1974  
**VHR NUMBER:** VHR H0272  
**LOCATION** 1-69 MCDERMOTT ROAD, CURLEWIS  
**CATEGORY:** HERITAGE PLACE  
**FILE NUMBER:** 603897(2)  
**HERMES NUMBER:** 342



**EXECUTIVE DIRECTOR RECOMMENDATION TO THE HERITAGE COUNCIL:**

- That the record of the above Heritage Place in the Victorian Heritage Register be amended under the *Heritage Act 1995* to include the addition of land [Section 27(1)].
- Adding permit exemptions in accordance with s.42(4) of the Act.

**Reasons for the proposed amendment:**

The registration of Coriyule, which was gazetted in 1974, requires updating. No land was able to be registered under the *Historic Buildings Act* until 1982. For places added before that time, only the buildings are included in the registration, not the land on which they sit or an appropriate curtilage. Places registered since 1982 include both buildings and land. Early registrations are currently being updated to reflect this change. Permit exemptions have been proposed to assist in the management of the place.

**TIM SMITH**

**Executive Director**

**Recommendation Date:** 22 January 2016

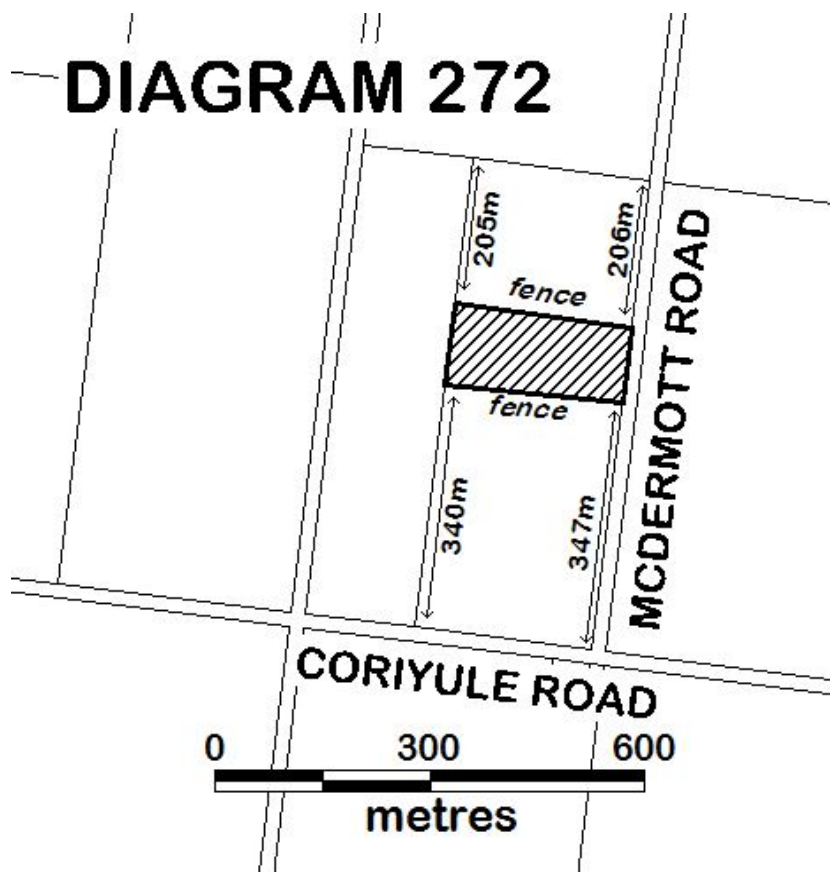
## CURRENT EXTENT OF REGISTRATION

*Shire of Bellarine*. No. 272. Coriyule Homestead, McDermott Road, Drysdale.  
[*Victoria Government Gazette* No 100 Wednesday, October 9 1974 p.3649]

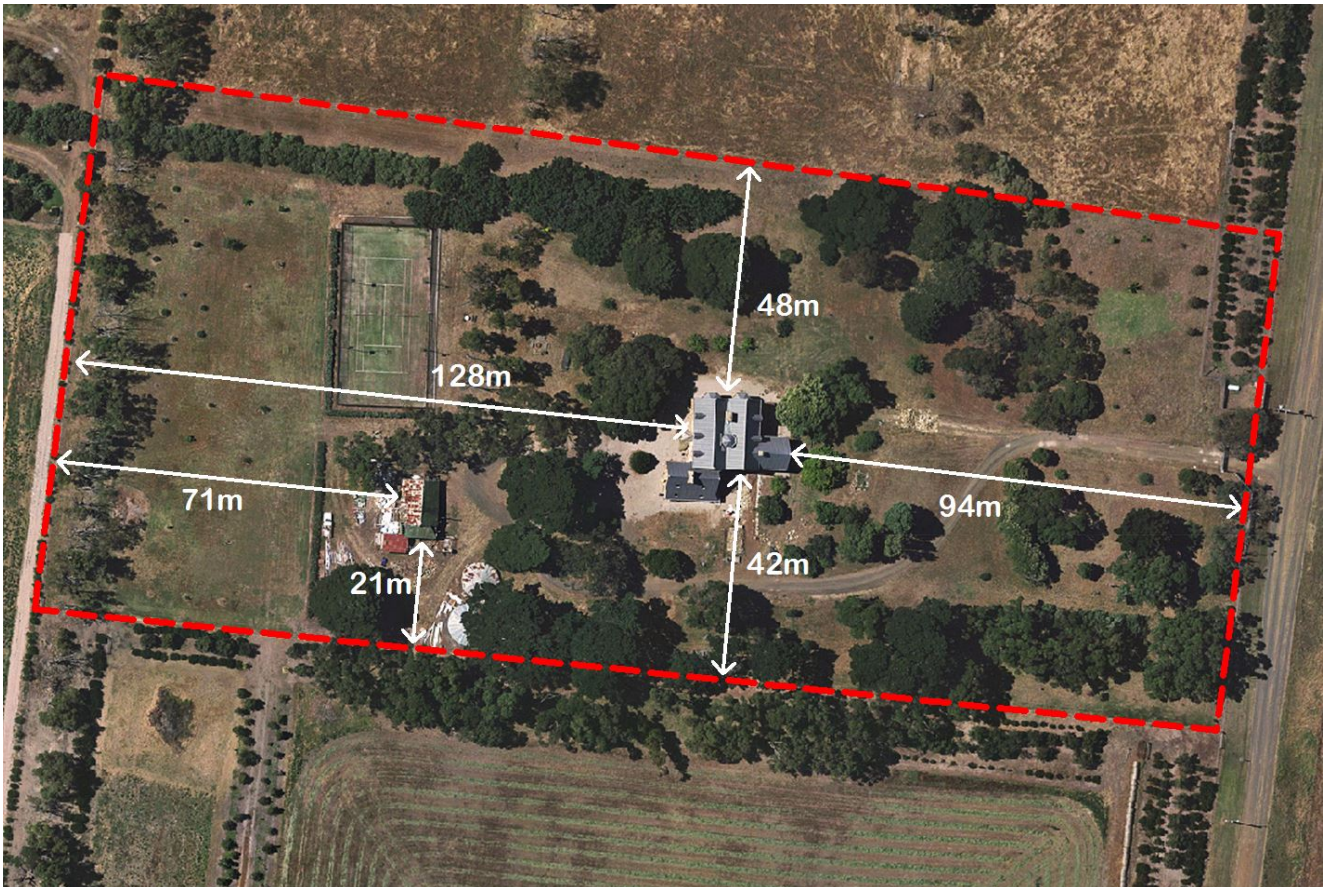
No diagram.

## RECOMMENDED EXTENT OF REGISTRATION

All of the placed shown hatched on Diagram 272 encompassing part of Lot 2 on Lodged Plan 97562.







The extent of registration of Coriyule Homestead, Curlewis in the Victorian Heritage Register affects the whole place shown on Diagram 272 including the land, all buildings, roads, trees, landscape elements and other features.

## RECOMMENDATION REASONS

### REASONS FOR RECOMMENDING THE INCLUSION OF ADDITIONAL LAND IN THE VICTORIAN HERITAGE REGISTER

Following is the Executive Director's assessment of the place.

**The cultural heritage significance of the registered place would be substantially less if the land or any part of it were developed [Section 27(1)(a)]**

**The land surrounding the registered place is important to the protection, conservation or understanding of that place [Section 27(1)(b)]**

The significance of Coriyule Homestead, Curlewis has been recognised by its inclusion in the Victorian Heritage Register (VHR). This is an early listing (1974) and only the buildings and not the land on which they stand are included in the registration. Coriyule Homestead is a two storey picturesque colonial Gothic house built of a variety of stone, laid in coursed rubble work. Morwood and Rogers tiles cover steeply pitched roofs and window frames are of cast iron. The house was built for pioneer squatting partners, Anne Drysdale and Caroline Newcomb in 1849 to designs by Melbourne architect Charles Laing. A number of stone outbuildings are located on the site.

Coriyule Homestead is of architectural significance as one of the earliest and finest homesteads in Victoria and as an early work of colonial architect Charles Laing. Coriyule is of historical significance for its association with an important Victorian squatting partnership and as a reflection of the remarkable involvement of women in a pioneering pastoral enterprise.

Coriyule Homestead and the land on which it is sited has been used as a homestead since its construction in 1849. Any development of the land on which the buildings are located or which immediately surround the building would have the potential to negatively impact the cultural heritage significance of the registered place. It is therefore recommended that part of the cadastral block – defined as Lot 2 on Lodged Plan 97562, be included as part of the registration of the place.

The land proposed for inclusion is sufficient to protect and conserve the place and contribute to its understanding. It is consistent with registrations of similar types of places in the VHR.

## **PROPOSED PERMIT EXEMPTIONS (UNDER SECTION 42 OF THE HERITAGE ACT)**

It should be noted that Permit Exemptions can be granted at the time of registration (under s.42(4) of the Heritage Act). Permit Exemptions can also be applied for and granted after registration (under s.66 of the Heritage Act).

### **General Condition 1**

All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

### **General Condition 2**

Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible.

### **General Condition 3**

All works should be informed by Conservation Management Plans prepared for the place. The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan.

### **General Condition 4**

Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions.

### **General Condition 5**

Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the relevant responsible authority, where applicable.

## Specific Permit Exemptions

### BUILDING EXTERIORS

- Minor patching, repair and maintenance which replace like with like.
- Removal of non-original items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc and making good in a manner not detrimental to the cultural heritage significance of the place.
- Removal of non-original external fixtures and fittings such as hot water services and taps a manner not detrimental to the cultural heritage significance of the place.
- Repair and removal of non-original fences and gates a manner not detrimental to the cultural heritage significance of the place.
- Installation or repair of damp-proofing by either injection method or grouted pocket method in a manner which does not affect the cultural heritage significance of the place.
- Painting of previously painted surfaces provided that preparation or painting does not remove the original paint or other decorative scheme.

### BUILDING INTERIORS

- Painting of previously painted walls and ceilings provided that preparation or painting does not remove any original paint or other decorative scheme.
- Installation, removal or replacement of non-original carpets and/or flexible floor coverings.
- Installation, removal or replacement of non-original curtain tracks, rods and blinds.
- Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted art.
- Demolition or removal of non-original stud/partition walls, suspended ceilings or non-original wall linings (including plasterboard, laminate and Masonite), non-original glazed screens, non-original flush panel or part-glazed laminated doors, aluminium-framed windows, bathroom partitions and tiling, sanitary fixtures and fittings, kitchen wall tiling and equipment, lights, built-in cupboards, cubicle partitions, computer and office fitout and the like.
- Removal of non-original door and window furniture including, hinges, locks, knobsets and sash lifts.
- Removal of non-original glazing to internal timber-framed, double hung sash windows, and replacement with clear or plain opaque glass.
- Refurbishment of existing bathrooms, toilets and kitchens including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.
- Removal of non-original tiling or concrete slabs in wet areas provided there is no damage to or alteration of original structure or fabric.
- Installation, removal or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and that the central plant is concealed, and is done in a manner not detrimental to the cultural heritage significance of the place.
- Installation, removal or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches, pull cords, push buttons or power outlets are retained in-situ. Note: if wiring original to the place was carried in timber conduits then the conduits should remain in situ.
- Installation, removal or replacement of electric clocks, public address systems, detectors, alarms, emergency lights, exit signs, luminaires and the like on non-decorative plaster surfaces.
- Installation, removal or replacement of bulk insulation in the roof space.
- Installation of plant within the roof space.

### MAINTENANCE AND SECURITY

- Maintenance and replacement of plumbing and electrical services providing that the original formation of the buildings remains unaltered, and does not have a detrimental impact on cultural heritage significance.

## **Landscape**

- The process of gardening, including mowing, hedge clipping, bedding displays, removal of dead shrubs and replanting the same species or cultivar, disease and weed control, and maintenance to care for existing plants.
- The removal or pruning of dead or dangerous trees to maintain safety.
- Replanting of removed or dead trees and vegetation with the same plant species to conserve the significant landscape character and values.
- Management of trees in accordance with Australian Standard; Pruning of Amenity Trees AS 4373-1996
- Management of trees in accordance with Australian Standard; Protection of Trees on Development Sites AS 4970-2009.
- Subsurface works involving the installation, removal or replacement of watering and drainage systems or services outside the canopy edge of significant trees in accordance with AS4970 and on the condition that works do not impact on archaeological features or deposits
- Removal of plants listed as noxious weeds in the *Catchment and Land Protection Act 1994*.
- Vegetation protection and management of possums and vermin.
- Landscape maintenance works provided the activities do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits.

## **HARD LANDSCAPE ELEMENTS**

- Works to roads and pathways that are not part of the original design, and do not affect the cultural heritage significance of the place.
- Minor repairs and maintenance of hard landscape elements, roads, structures, steps, paths, and gutters, drainage and irrigation systems, edging, fences and gates.
- Construction of temporary structures within the tennis court fence line for functions or open house events. These may include temporary pavilions, temporary toilets and marquees.

## **PUBLIC SAFETY AND SECURITY**

- The erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect significant fabric of the place including archaeological features provided that temporary structures are removed within 30 days of erection.
- Emergency building stabilisation (including propping) necessary to secure safety where a site feature has been irreparably damaged or destabilised and represents a safety risk.
- The removal of broken glass, the temporary shuttering of windows and covering of holes as long as this work is reversible and does not have a detrimental impact on cultural heritage significance.

Note: Urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer, or other heritage professional.