

Statement of recommendation from the Executive Director, Heritage Victoria to the Heritage Council of Victoria



Name: Former Geelong Grammar School
Address: 55 and 55A Maud Street, Geelong
Local Government Authority: Greater Geelong



Former Geelong Grammar School

Executive Director recommendation

I recommend to the Heritage Council of Victoria that the existing registration of VHR H0188, the Former Geelong Grammar School, 55 and 55A Maud Street, Geelong in the Victorian Heritage Register (VHR) be amended under section 62 of the *Heritage Act 2017*.

STEVEN AVERY
Executive Director, Heritage Victoria

DATE OF RECOMMENDATION: Monday 16 November 2020

This report may contain images and/or names of Aboriginal and Torres Strait Islander people who are now deceased.

Statement of recommendation from the Executive Director, Heritage Victoria to the Heritage Council of Victoria

Heritage Council determination

The Executive Director, Heritage Victoria recommends that the Heritage Council amends the existing registration of VHR H0188, the Former Geelong Grammar School, 55 and 55A Maud Street, Geelong in the Victorian Heritage Register (VHR) by:

- Including additional land
- Determining categories of works or activities which may be carried out in relation to the place for which a permit is not required (permit exemptions)

The process from here

1. The Heritage Council publishes the Executive Director's recommendation (section 41).

The Heritage Council of Victoria will publish the Executive Director's recommendation on its website for a period of 60 days. Submissions must be received by Heritage Council on or before Monday 18 January 2020.

2. Making a submission to the Heritage Council (sections 44 and 45)

Within the 60 day publication period, any person or body can make a submission to the Heritage Council. This submission can support the recommendation, or object to the recommendation and a hearing can be requested in relation to the submission. Information about making a submission and submission forms are available on the Heritage Council of Victoria's website:

<https://heritagecouncil.vic.gov.au/registrations-reviews/executive-director-recommendations/>

3. Heritage Council determination (sections 46 and 49)

The Heritage Council of Victoria is an independent statutory body. It is responsible for making the final determination to include or not include the place or object in the VHR, or amend a place or object already in the VHR.

If no submissions are received the Heritage Council must make a determination within 40 days of the publication closing date.

If submissions are received, the Heritage Council may decide to hold a hearing in relation to the submission. If a hearing does take place, the Heritage Council must make a determination within 90 days after the completion of the hearing.

4. Obligations of owners of places and objects (sections 42 and 43)

The owner of a place or object which is the subject of a recommendation to the Heritage Council has certain obligations under the *Heritage Act 2017*. These relate to advising the Executive Director, Heritage Victoria in writing of any works or activities that are being carried out, proposed or planned for the place.

The owner also has an obligation to provide a copy of this statement of recommendation to any potential purchasers of the place or object before entering into a contract.

5. Further information

The relevant sections of the Act are provided at Appendix 1.

Statement of recommendation from the Executive Director, Heritage Victoria to the Heritage Council of Victoria

Description

The Former Geelong Grammar School comprises the surviving wing of what was originally a substantial bluestone building of three wings around a central courtyard. The main entrance (now demolished) faced Moorabool Street and featured a tower and castellated parapet. The north wing (now demolished) faced McKillop Street.

The surviving south wing faces Maud Street with an open carpark in front of the building. It was originally designed as the master's residence and dining hall and comprises a central recessed section flanked by symmetrically designed wings on each side. The castellated parapet, steep roof gables, decorative bargeboards, attic dormers, rectangular window openings and contrasting quoined corners are illustrative of the style of the original school building in its entirety. A single storey bungalow style residence is located to the east of the carpark. Its front entrance faces west and it is separated from the carpark by a timber fence and hedge. An early twentieth century fence of rendered pillars and woven wire panels defines the entire Maud Street boundary.



2020, South wing of the Former Geelong Grammar school, facing Maud Street.

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2020, view across carpark from Maud Street with the Former Geelong Grammar School on the left and the residence on the right.



2020, front elevation of the residence (facing west) with the Former Geelong Grammar School at the rear.

History

The Geelong Grammar School

Steps towards the establishment of the Geelong Grammar School were made at the Masonic Hall, Union Street, Geelong, in 1853, but it was not until 1855 when Archdeacon Stretch opened the Grammar School in temporary premises in Villamanta Street, Geelong West. In 1856, the school purchased land in McKillop Street and architects Backhouse and Reynolds were commissioned to design a purpose built school for 525 pupils with a master's residence. The foundation stone was laid in 1857 by the Governor of Victoria, Sir Henry Barkly, with the Bishop of Melbourne and the Archdeacon of Geelong in attendance.

The school was designed in the Gothic style and comprised three wings around a central quadrangle. The main entrance faced Moorabool Street with additional wings facing McKillop Street on the northern side and Maud Street southern side.

In 1860 the school was forced into bankruptcy and closed, however it reopened in 1863 with the aid of a new group of trustees and the support of a number of influential Western District families including the Armytages, Chirnsides and Manifolds. By this date, the grounds had been formally landscaped and featured garden beds and pathways behind a picket fence. Alterations and additions occurred in 1906-1909, including a single storey extension to the north wing.

In 1911 the Geelong Grammar School moved to a new 400 acre site at Corio, north of Geelong. The school vacated the Moorabool Street site in 1914, which was purchased by the City of Geelong for possible use as a town hall. The proposal did not proceed and much of the surrounding land was subsequently subdivided and sold as the Old Geelong Grammar School Estate. In 1916, the main entrance wing facing Moorabool Street was demolished and the north wing became the head office of the Beacon Trading Company. In the same year the wing facing Maud Street was acquired by Stephen Wrathall, Geelong businessman and Alderman of the City of Geelong.

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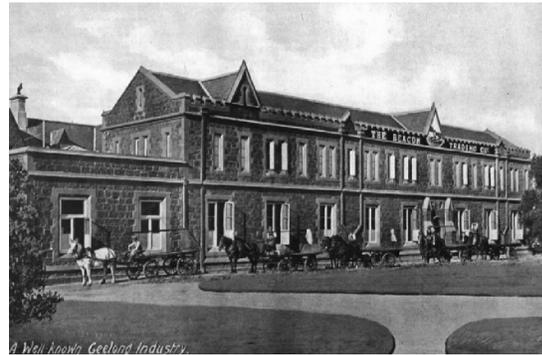
Architect I G Anderson was engaged to convert the place into a boarding house and in 1916, tenders were invited for the leasing of the Grammar School Mansions. The successful tenderer was Miss Cosgrove who named the place 'Dysart' after a well-known former boarding house of the same name in Pevensey Crescent, Geelong. In 1917, I G Anderson was again engaged to carry out extensive additions and Dysart became a guest house for the middle and upper classes. It continued in this use until 1961 when it was converted for use as the Reformed Theological College. The north wing facing McKillop Street was demolished in 1960. Following conservation and restoration works, the remaining wing of the Former Geelong Grammar School opened as student accommodation in 2018.

The residence at 55A Maud Street

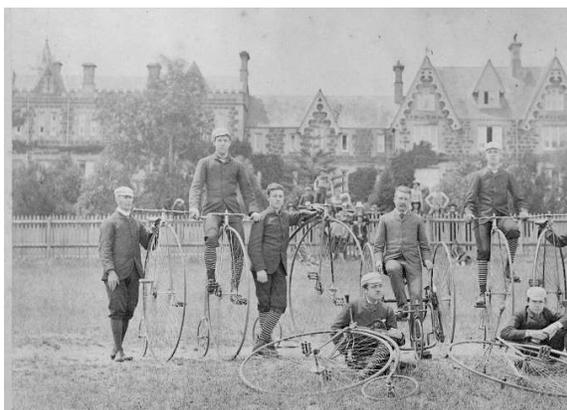
The residence at 55A Maud Street was constructed by 1918 on the south east corner of the former gardens of the master's residence. It faces west into the former garden (now carpark) and is most likely to have been designed by I.G. Anderson as part of the extensive additions he called tenders for a year earlier.¹ A low fence separated the residence from the guest house garden and a secondary entrance from Backwell Lane allowed for privacy.² It is also likely that the existing fence to Maud Street of rendered piers with woven wire panels was constructed at this time.



1863, Geelong Grammar School, Moorabool Street elevation (now demolished). The surviving southern wing can be seen to the right of the main façade.



c. 1918, The Beacon Trading Company in the north wing of the Former Geelong Grammar School (now demolished).



¹ Rowe, D (2020) *Historical Background of the former Geelong Grammar School Site*

² Oral history provided by Miss Elizabeth Backwell (deceased, 28.12.22-14.3.20) moved into 57 Maud Street as a young girl in 1927.

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1880-1900, View to the Maud Street elevation.
Source: State Library of Victoria



1918, view from Maud Street looking north-east.
The bungalow is visible on the right.
Source: Geelong Regional Library

1895, view from Maud Street looking north-west,
showing circular pathways and gardens.
Source: State Library of Victoria



1930, Sketch of 'Dysart'.
Source: State Library of Victoria

OLD GEELONG GRAMMAR SCHOOL ESTATE

To be Sold by **PUBLIC AUCTION**,
Saturday, 8th April, 1916, at 2.30 p.m.
ON THE GROUND.

26 of the BEST Building BLOCKS IN GEELONG.

Position Unequaled.
Drainage Perfect.
Streets Wide, and Paths Asphalted.
Tram passes the Estate.
Rights-of-Ways wide and convenient.
Panoramic Views....
Extensive & Uninterrupted.
Ideal Sites for Business Men.

THE VARIOUS BUILDINGS WILL BE SOLD IMMEDIATELY AFTER THE SALE OF THE BLOCKS.

McKILLOP STREET
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MOORABOOL STREET
YARRA STREET

THOS. ROADKNIGHT & CO.
W. P. CARR & SONS
SPURRIER & STRONG

Auctioneers for the City Council, Geelong.

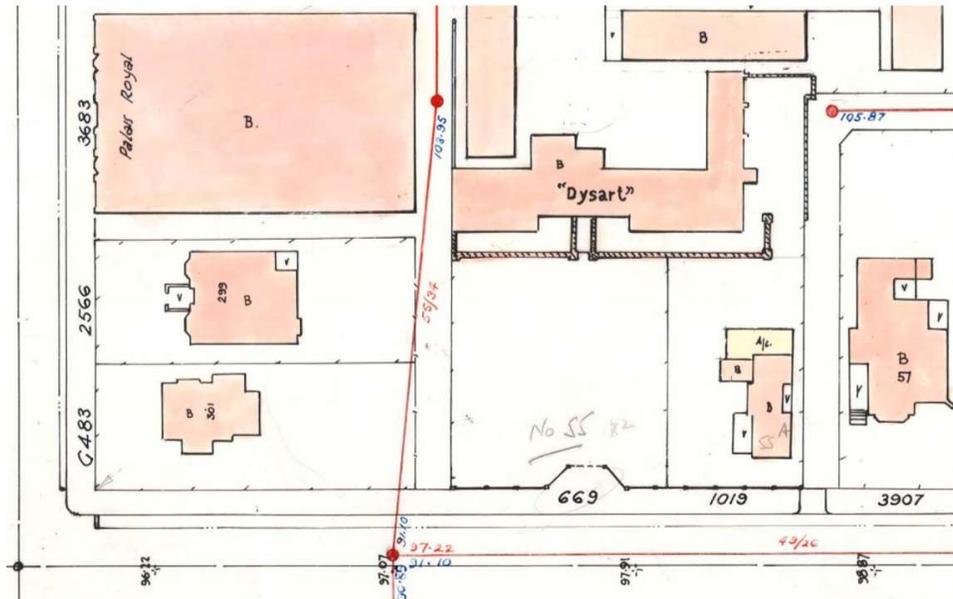
26 of the BEST Building BLOCKS IN GEELONG.

TERMS:
The MOST LIBERAL EVER OFFERED IN GEELONG.
10 per cent. Cash.
10 per cent. in 2 years.
Balance at 7 years, with the option of paying off the whole or any portion thereof on any half-yearly date.
Interest on unpaid portion at 5 per cent., payable half-yearly.

1916, Old Geelong Grammar School Estate advertisement. The footprint of the school buildings are shaded blue.

Source: Alfred Deakin Library.

Statement of recommendation from the Executive Director, Heritage Victoria to the Heritage Council of Victoria



1918, c.1969, Geelong Waterworks & Sewerage Trust Detail Plan showing 'Dysart' at No. 55 and the Bungalow at No. 55A Maud Street.

Selected bibliography

- Kellaway, C (n.d.) *Research into Old Geelong Grammar School*, Geelong for National Trust of Australia (Victoria)
- Rowe, D (2020) *About Corayo: A Thematic History of Greater Geelong*, City of Greater Geelong
- Rowe, D (2020) *Historical Background of the former Geelong Grammar School Site*
- Willingham, A (1986) *Geelong Region; Historic Buildings and Objects Study*
- Wild, D (1950) *Tale of a City; Geelong 1850-1950*



Statement of recommendation from the Executive Director, Heritage Victoria to the Heritage Council of Victoria

Reasons for registration in 1974

The State level historic and architectural cultural heritage significance of the Former Geelong Grammar School was recognised in 1974 by its inclusion in the Register of Historic Buildings (VHR H0188).

Amendment application

In 2015 the extent of registration for the Former Geelong Grammar School was amended to include land, specifically Lots 1 to 5 on Title Plan 873299. This does not include sufficient land to protect the cultural heritage significance of the place and it is proposed to amend the registration to include the two blocks on the south east corner of the site. The land has always been associated with the place and originally comprised landscaped gardens and pathways. The bungalow located at 55A Maud Street has had an association with the place since c.1918 when it was constructed as part of extensive renovations and additions associated with the conversion of the place into the boarding house Dysart.

Amendment recommendation reasons

The Executive Director recommends that the Heritage Council amend this registration in accordance with section 62 of the *Heritage Act 2017* because under section 32(1) of the Act he considers that—

- a) the State-level cultural heritage significance of the place would be substantially less if the land or any part of the proposed land for inclusion in the Register was developed;
- b) the proposed land for inclusion in the Register is important to the protection or conservation of the place or contributes to the understanding of the place.

Traditional Owner Information

The Former Geelong Grammar School is located on the traditional land of the Wadawurrung people. Under the *Aboriginal Heritage Act 2006*, the Registered Aboriginal Party for this land is the Wadawurrung Traditional Owners Aboriginal Corporation.

Victorian Aboriginal Heritage Register

The Former Geelong Grammar School is not included in the Aboriginal Heritage Register.

Change of heritage category

No change of category.

Change of name

No change of name.

Statement of recommendation from the Executive Director, Heritage Victoria to the Heritage Council of Victoria

Statutory requirements under section 40.

Terms of the recommendation (section 40 (3)(a))

The Executive Director, Heritage Victoria recommends that the registration of the Former Geelong Grammar School in the VHR is amended.

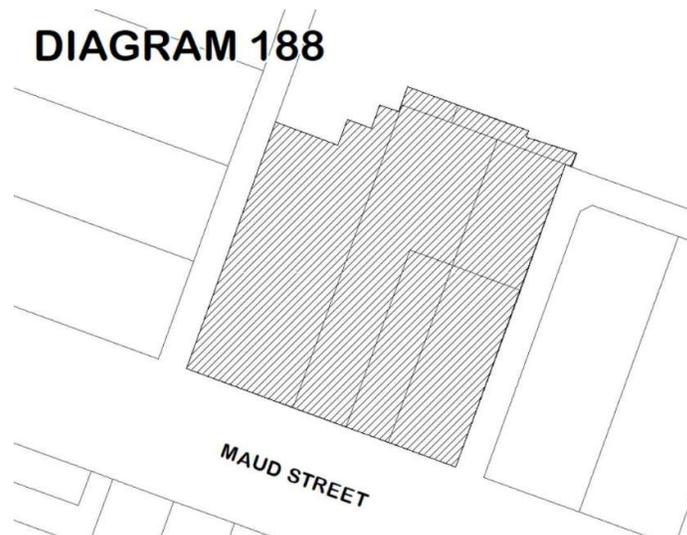
Information to identify the place or object (section 40(3)(b))

Name: Former Geelong Grammar School

Address: 55 and 55A Maud Street, Geelong

Proposed extent of registration

All of the place shown hatched on Diagram 188 encompassing all of lots 1, 2, 3, 4, and 5 on Title Plan 873299 and all of lots 1 and 2 on Title Plan 633674.



The extent of registration of the Former Geelong Grammar School in the Victorian Heritage Register affects the whole place shown on Diagram 188 including the land, all the buildings (including the exteriors and interiors), hard and soft landscaping, trees and plantings.

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Aerial photo showing recommended extent



Rationale for extent

The recommended extent of registration comprises the Former Geelong Grammar School building, the bungalow (interiors and exteriors), the fence to Maud Street and the land. The land currently used as a carpark has always had an association with the school and has allowed unobstructed views of the school building since 1857. The bungalow was constructed c.1918 as part of the boarding house 'Dysart'. It allows for a better understanding of the use of the place as a guest house from 1916 to 1961.



Statement of recommendation from the Executive Director, Heritage Victoria to the Heritage Council of Victoria

Statement of significance

What is significant?

The Former Geelong Grammar School including all of the south wing (interior and exterior) and all of the land. The bungalow at 55A Maud Street and the front fence are of contributory significance.

How is it significant?

The Former Geelong Grammar School is of architectural and historical significance to the State of Victoria.

It satisfies the following criterion for inclusion in the Victorian Heritage Register:

Criterion A

Importance to the course, or pattern, of Victoria's cultural history.

Criterion D

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

Why is it significant?

The Former Geelong Grammar School is significant at the State level for the following reasons:

The Former Geelong Grammar School is historically significant for its clear association with the foundation of one of Victoria's major private schools supported by influential Western District families. It is also significant for its conversion in 1916 to a guest house providing quality private accommodation. [Criterion A]

The Former Geelong Grammar School is architecturally significant as a notable example of the work of the Geelong architectural firm, Backhouse and Reynolds. The castellated parapet, steep roof gables, decorative bargeboards, attic dormers, rectangular window openings and contrasting quoined corners are illustrative of the Gothic style of the original school building in its entirety. [Criterion D]

Categories of works or activities (permit exemptions) recommended under section 38 (section 40(4)(b))

Introduction

The purpose of this information is to assist owners and other interested parties when considering or making decisions regarding works to a registered place. It is recommended that any proposed works be discussed with an officer of Heritage Victoria prior to making a permit application. Discussing proposed works will assist in answering questions the owner may have and aid any decisions regarding works to the place.

It is acknowledged that alterations and other works may be required to keep places and objects in good repair and adapt them for use into the future. However, under the *Heritage Act 2017* a person must not knowingly, recklessly or negligently remove, relocate or demolish, damage or despoil, develop or alter or excavate all or any part of any part of a registered place without approval. It should be noted that the definition of 'develop' in the Act includes any works on, over or under the place.

If a person wishes to undertake works or activities in relation to a registered place or registered object, they must apply to the Executive Director, Heritage Victoria for a permit. The purpose of a permit is to enable appropriate change to a place and to effectively manage adverse impacts on the cultural heritage significance of a place as a consequence of change. If an owner is uncertain whether a heritage permit is required, it is recommended that Heritage Victoria be contacted.

Permits are required for anything which alters the place or object, unless a permit exemption is granted. Permit exemptions usually cover routine maintenance and upkeep issues faced by owners as well as minor works or works to the elements of the place or object that are not significant. They may include appropriate works that are specified in a conservation management plan. Permit exemptions can be granted at the time of registration (under section 38 of the Heritage Act) or after registration (under section 92 of the Heritage Act). It should be noted that the addition of new buildings to the registered place, as well as alterations to the interior and exterior of existing buildings requires a permit, unless a specific permit exemption is granted.

Disrepair of registered place or registered object

Under section 152 of the Act, the owner of a registered place or registered object must not allow that place or object to fall into disrepair.

Failure to maintain registered place or registered object

Under section 153 of the Act, the owner of a registered place or registered object must not fail to maintain that place or object to the extent that its conservation is threatened.

Conservation management plans

It is recommended that a Conservation Management Plan is developed to manage the place in a manner which respects its cultural heritage significance.

Aboriginal cultural heritage

If works are proposed which have the potential to disturb or have an impact on Aboriginal cultural heritage it is necessary to contact Aboriginal Victoria to ascertain any requirements under the *Aboriginal Heritage Act 2006*. If any Aboriginal cultural heritage is discovered or exposed at any time it is necessary to immediately contact Aboriginal Victoria to ascertain requirements under the *Aboriginal Heritage Act 2006*.

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Other approvals

Please be aware that approval from other authorities (such as local government) may be required to undertake works.

Archaeology

There is no identified archaeology of State level significance at the place. However, any works that may affect historical archaeological features, deposits or artefacts at the place is likely to require a permit, permit exemption or consent. Advice should be sought from the Archaeology Team at Heritage Victoria.

Notes

- All works should ideally be informed by a Conservation Management Plan 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.
- Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions.
- Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits where applicable.

General Conditions

- All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place.
- Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place are revealed which relate to the significance of the place, then the exemption covering such works must cease and Heritage Victoria must be notified as soon as possible.

Specific Permit Exemptions

The following categories of works or activities (permit exemptions) do not require a permit from Heritage Victoria. They are considered not to cause harm to the cultural heritage significance of the place.



Diagram showing location of the Residence, 55A Maud Street (contributory significance) in blue.

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General

- Minor repairs and maintenance which replaces like with like. Repairs and maintenance must maximise protection and retention of fabric and include the conservation of existing details or elements. Any repairs and maintenance must not exacerbate the decay of fabric due to chemical incompatibility of new materials, obscure fabric or limit access to such fabric for future maintenance.
- Maintenance, repair and replacement of existing external services such as plumbing, electrical cabling, surveillance systems, pipes or fire services which does not involve changes in location or scale, or additional trenching.
- Repair to, or removal of items such as antennae; aerials; and air conditioners and associated pipe work, ducting and wiring.
- Works or activities, including emergency stabilisation, necessary to secure safety in an emergency where a structure or part of a structure has been irreparably damaged or destabilised and poses a safety risk to its users or the public. The Executive Director, Heritage Victoria, must be notified within seven days of the commencement of these works or activities.
- Painting of previously painted external surfaces in the same colour, finish and product type provided that preparation or painting does not remove all evidence of earlier paint finishes or schemes.
- Cleaning of external surfaces including the removal of surface deposits by the use of low-pressure water (to maximum of 300 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing with plastic (not wire) brushes.

Outdoor areas

Hard landscaping and services

- Subsurface works to existing watering and drainage systems.
- Repair and maintenance of existing hard landscaping including carparks, paving, footpaths and driveways.
- Removal or replacement of external directional signage provided the size, location and material remains the same.
- Installation of physical barriers or traps to enable vegetation protection and management of vermin such as rats, mice and possums.

Gardening, trees and plants

- The processes of gardening including mowing, pruning, mulching, fertilising, planting, removal of dead or diseased plants, and disease and weed control.
- Removal of tree seedlings and suckers.
- Management and maintenance of trees including formative and remedial pruning, removal of deadwood and pest and disease control.
- Emergency tree works to maintain public safety provided the Executive Director, Heritage Victoria is notified within seven days of the removal or works occurring.
- Removal of environmental and noxious weeds.

Interiors (Former Geelong Grammar School building, 55 Maud Street)

- Works to maintain or upgrade existing bathrooms, kitchens and laundries, including installing new appliances, re-tiling and the like.

Statement of recommendation from the Executive Director, Heritage Victoria to the Heritage Council of Victoria

- Painting of previously painted surfaces in the same colour, finish and product type provided that preparation or painting does not remove all evidence of earlier paint finishes or schemes. This exemption does not apply to areas where there are specialist paint techniques such as stencilling, hand painting, graining or marbling, murals or signage, or to wallpapered surfaces or to unpainted, oiled or varnished surfaces.
- Installation, removal or replacement of window furnishings, light fixtures and devices for mounting artworks.
- Installation, removal or replacement of carpets and/or flexible floor coverings, Replacement materials should also be carpet or flexible floor covering such as linoleum or vinyl.
- Installation, removal or replacement of existing electrical wiring. If wiring is currently exposed, it should remain exposed. If it is fully concealed it should remain fully concealed.
- Removal or replacement of smoke and fire detectors, alarms and the like, of the same size and in existing locations.
- Repair, removal or replacement of existing ducted, hydronic or concealed radiant type heating provided that the central plant is concealed, and that the work is done in a manner which does not alter building fabric.
- Installation of plant within the roof space, providing that it does not impact on the external appearance of the building or involve structural changes.
- Installation, removal or replacement of bulk insulation in the roof space.

Interiors (Residence, 55A Maud Street)

- Works to maintain or upgrade existing bathrooms, kitchens and laundries, including installing new appliances, re-tiling and the like.
- Painting of previously painted surfaces.
- Installation, removal or replacement of window furnishings, light fixtures, carpets and/or flexible floor coverings and devices for mounting artworks.
- Installation, removal or replacement of electrical wiring.
- Installation, removal or replacement of plumbing and associated pipes.
- Installation, removal or replacement of smoke and fire detectors, alarms and the like.
- Installation, repair, removal or replacement of heating and cooling systems.
- Installation of plant within the roof space, providing that it does not alter the external appearance of the building or involve structural changes.
- Installation, removal or replacement of bulk insulation in the roof space.

Statement of recommendation from the Executive Director, Heritage Victoria to the Heritage Council of Victoria

Appendix 1

Heritage Council of Victoria determination (section 41)

The Heritage Council of Victoria is an independent statutory body that will make a determination on this recommendation under section 49 of the Act. It will consider the recommendation after a period of 60 days from the date the notice of recommendation is published on its website under section 41.

Making a submission to the Heritage Council (section 44)

Within the period of 60 days, any person or body with a real and substantial interest in the place or object may make a submission to the Heritage Council regarding the recommendation and request a hearing in relation to that submission. Information about making a submission and submission forms are available on the Heritage Council's website.

Consideration of submissions to the Heritage Council (section 46)

- (1) The Heritage Council must consider—
 - (a) any written submission made to it under section 44; and
 - (b) any further information provided to the Heritage Council in response to a request under section 45.
- (2) The Heritage Council must conduct a hearing in relation to a submission if—
 - (a) the submission includes a request for a hearing before the Heritage Council; and
 - (b) the submission is made by a person or body with a real or substantial interest in the place or object that is the subject of the submission.
- (3) Despite subsection (2), the Heritage Council may conduct a hearing in relation to a submission in any other circumstances the Heritage Council considers appropriate.

Determinations of the Heritage Council (section 49)

- (1) After considering a recommendation that a place or object should or should not be included in the Heritage Register, or should be amended in the Heritage Register, and any submissions in respect of the recommendation and conducting any hearing into the submissions, the Heritage Council may—
 - (a) determine that the place or part of the place, or object, is of State-level cultural heritage significance and is to be included in the Heritage Register; or
 - (b) determine that the place or part of the place, or object, is not of State-level cultural heritage significance and is not to be included in the Heritage Register; or
 - (c) in the case of a recommendation in respect of a place, determine that the place is not to be included in the Heritage Register but—
 - (i) refer the recommendation and any submissions to the relevant planning authority for consideration for an amendment to a planning scheme; or
 - (ii) determine that it is more appropriate for steps to be taken under the Planning and Environment Act 1987 or by any other means to protect or conserve the place; or
 - (d) in the case of a recommendation in respect of additional land which has been nominated to be included in the Heritage Register as part of a registered place in accordance with section 32, determine that the land be included in the Heritage Register if—

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- (i) the State-level cultural heritage significance of the place would be substantially less if the land or any part of the land which is or has been used in conjunction with the place were developed; or
 - (ii) the land surrounding the place is important to the protection or conservation of the place or contributes to the understanding of the place; or
- (e) determine that the object is integral to understanding the cultural heritage significance of a registered place or a place the Heritage Council has determined to be included in the Heritage Register.
- (2) The Heritage Council must make a determination under subsection (1)—
- (a) within 40 days after the date on which written submissions may be made under section 44; or
 - (b) if any hearing is conducted into the written submissions, within 90 days after the completion of the hearing.
- (3) A determination that a place or part of a place, or object, should be included in the Heritage Register may include categories of works or activities which may be carried out in relation to the place or object for which a permit under this Act is not required, if the Heritage Council considers that the works or activities would not harm the cultural heritage significance of the place or object.
- (4) If the Heritage Council determines to include a place in the Heritage Register, with the consent of the owner of the place, the Heritage Council may determine to include in the Heritage Register additional land of the owner that is ancillary to the place.
- (5) If a member of the Heritage Council makes a submission under section 44 in respect of a recommendation, the member must not take part in the consideration or determination of the Heritage Council.
- (6) The Heritage Council must notify the Executive Director of any determination under this section as soon as practicable after the determination.

Obligations of owners of places and objects (section 42)

- (1) The owner of a place or object to whom a statement of recommendation has been given must advise the Executive Director in writing of—
- (a) any works or activities that are being carried out in relation to the place or object at the time the statement is given; and
 - (b) any application for a planning permit or a building permit, or for an amendment to that permit, that has been made in relation to the place but not determined at the time the statement is given; and
 - (c) any works or activities that are proposed to be carried out in relation to the place or object at the time the statement is given.
- (2) An advice under subsection (1) must be given within 10 days after the statement of recommendation is given under section 40.
- (3) The owner of a place to whom a statement of recommendation has been given must advise the Executive Director in writing of an application, permit or amendment if, before a determination under section 49 or 52 in respect of a place—
- (a) an application for a planning permit or a building permit or for an amendment to that permit in relation to the place is made; or
 - (b) a planning permit or building permit or an amendment to that permit in relation to the place is granted.
- (4) An advice under subsection (3) must be given within 10 days after the making of the application or the grant of the permit or amendment.
- (5) The owner of a place or object to whom a statement of recommendation has been given must advise the Executive Director in writing of the following activities or proposals if, before a determination is made under section 49 or 52 in respect of a place or object—
- (a) any activities are carried out in relation to the place or object that could harm the place or object;



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- (b) any activities are proposed to be carried out in relation to the place or object that could harm the place or object.
- (6) An advice under subsection (5) must be given within 10 days after the owner becomes aware of the activity or the proposal, as the case requires.
- (7) If, before a determination is made under section 49 or 52 in respect of a place or object, a proposal is made to dispose of the whole or any part of the place or object, the owner of the place or object must advise the Executive Director in writing of that proposal.
- (8) An advice under subsection (7) must be given at least 10 days before entering into the contract for the disposal of the place or object.
- (9) The owner of a place or object who proposes to dispose of the whole or any part of the place or object before a determination is made under section 49 or 52 in respect of the place or object must, before entering into a contract for that disposal, give a copy of the statement of proposed contract, is to acquire the place or object or part of the place or object.

Owners of places and objects must comply with obligations (section 43)

An owner of a place or object to whom section 42 applies must comply with that section.

Penalty: In the case of a natural person, 120 penalty units;
 In the case of a body corporate, 240 penalty units.

Appendix 2: Existing registration detail

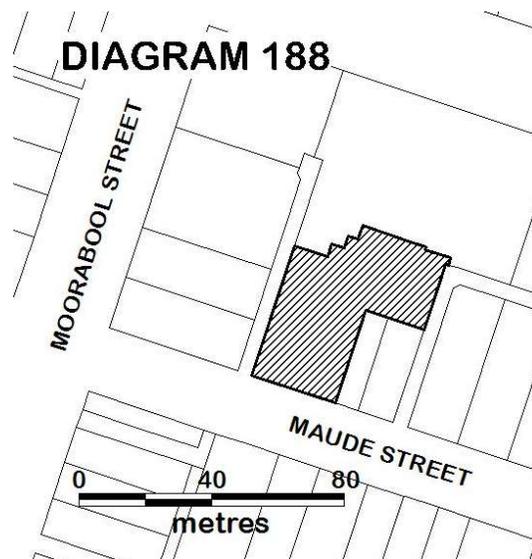
Existing Category of Registration

Registered Place

Existing Extent of Registration

All of the place shown hatched on Diagram 188 encompassing all of Lots 1 to 5 on Title Plan 873299.

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Existing Statement of Significance

What is significant?

The former Geelong Grammar School was built in Maud Street in 1857-58 to designs by architects, Backhouse and Reynolds. Their commission was the result of a competition for the design of a school for 525 pupils and a master's residence. The foundation stone was laid in June 1857 by the Governor of Victoria, Sir Henry Barkly, with the Bishop of Melbourne and the Archdeacon of Geelong in attendance, and the school, built with four wings around a quadrangle, opened a year later.

In 1860 the school was forced into bankruptcy and closed, however it was reopened in 1863 with the aid of a new group of trustees and the support of a number of influential Western District squatters. Such well known families as Armytage, Chirside and Manifold were associated with the school from this time. By the 1870s boarding played a significant role at the school and despite the depression causing a decline in student numbers in the 1890s, numbers of students soon increased again.

Some alterations and additions were undertaken from 1906-1909, including a single storey extension to the north wing. In 1911 the School Council decided to move the school to a new 400 acre site at Corio, north of Geelong. Following the move to the site in 1914, the Maud Street building was purchased by the Geelong City Council, for possible use as a town hall, however the war intervened and much of the surrounding land was subsequently subdivided and sold. The west entrance wing was demolished in 1916 and the north wing became a factory that

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incorporated most of the quadrangle. The south and east wings were converted into a guest house, Dysart, and were converted again in 1961 into a Reformed Theological College. In 1960 the north wing was demolished.

The school was built in a quadrangular form, with three two storey wings and a small single storey wing placed around a courtyard. Designed in the Tudor Gothic style, the building was of rendered bluestone, with steep slate roofs and an original entrance wing with turretted tower on the west side. The south and east wings of the original building are the only remnants of this school, the former originally containing the master's residence and the latter the service wing. Despite the demolition of the main west facade, the remaining south wing is illustrative of the style of the original quadrangular building. It retains the steep roof gables, decorated barges, attic dormers, rectangular window openings and contrasting quoined corners.

How is it significant?

The former Geelong Grammar School is of architectural and historical significance to the State of Victoria.

Why is it significant?

The former Geelong Grammar School is of architectural significance as an important and substantial work of the Geelong architectural firm, Backhouse and Reynolds. Although a portion of the building has been demolished, the remaining section is illustrative of the original school. The use of the Gothic style, particularly in the quadrangle form, shows connections to prestigious British colleges.

The former Geelong Grammar School is of historical significance due to its association with the foundation of one of Victoria's major private schools and its association with the early development of education in Geelong.

Existing Permit Exemptions

General Conditions:

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.
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. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component.
3. If there is a conservation policy and plan all works shall be in accordance with it. Note: A Conservation Management Plan or a Heritage Action Plan provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the management plan.
4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions.
5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable.

Minor Works

Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works must submit a proposal to the Executive Director. If the Executive Director is satisfied that



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the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.