

# FORMER MINERAL SPRINGS, CLIFTON SPRINGS



FORMER MINERAL SPRINGS, CLIFTON SPRINGS SOHE 2008



FORMER MINERAL SPRINGS, CLIFTON SPRINGS SOHE 2008



FORMER MINERAL SPRINGS, CLIFTON SPRINGS SOHE 2008



FORMER MINERAL SPRINGS, CLIFTON SPRINGS SOHE 2008



FORMER MINERAL SPRINGS, CLIFTON SPRINGS SOHE 2008



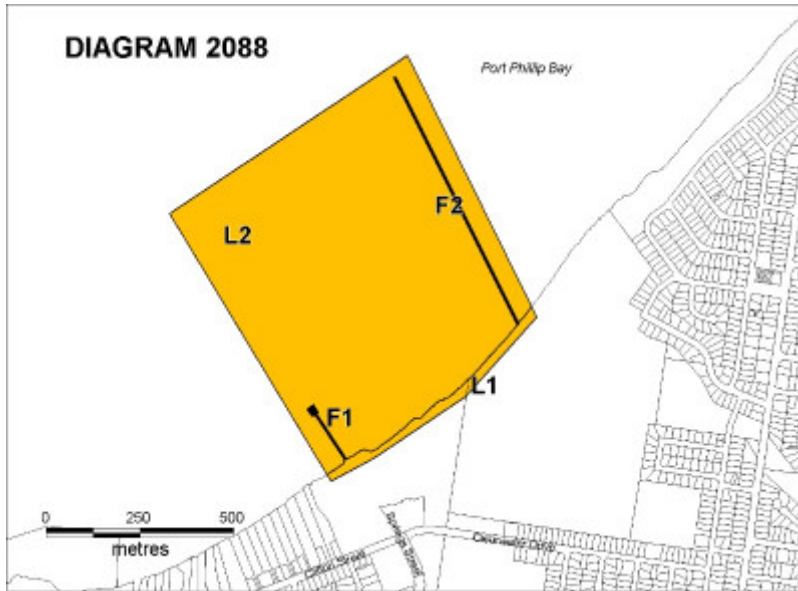
H2088 Clifton Springs Aug 05



H2088 Clifton Springs Aug 05  
long jetty



H2088 Clifton Springs Aug 05  
artefacts



H2088 clifton springs amended plan

---

### **Location**

SPRING STREET CLIFTON SPRINGS, GREATER GEELONG CITY

### **Municipality**

GREATER GEELONG CITY

### **Level of significance**

Registered

### **Victorian Heritage Register (VHR) Number**

H2088

### **Heritage Overlay Numbers**

HO1594

### **VHR Registration**

May 4, 2006

### **Heritage Listing**

Victorian Heritage Register

---

### **Statement of Significance**

Last updated on - May 4, 2006

What is significant?

Clifton Springs is an archaeological site on the Bellarine Peninsula where a 19th century Mineral Springs and Spa Complex operated from around 1875-1920, the only 19th century 'seaside' mineral springs resort in Victoria. Located on Corio Bay, it was a convenient location for visitors including holiday makers and the infirm to reach by sea especially following establishment of a regular bay steamship service to the Springs from 1890.

At least seven springs of different types and qualities exist along the foreshore, concentrated in a 50 metre stretch of beach between the remains of two jetties and includes the cove known as the 'Dell'. European records of the mineral springs first appear on Lands Department Survey maps in 1854 and the springs were widely used by the 1870s. The first commercial bottling of the spring water began on the site in 1875 and the Clifton Springs Mineral Company was established in 1880 when over 5000 bottles were being sold annually. This involved the construction of a bottling house, a roadway along the beach and a manager's cottage in the Dell. By the 1890s, a bottling facility, kiosk, pump station and bath house existed on the site. Heated spring water was pumped to the bath house and to a grand hotel constructed on top of the cliff behind the springs in 1888 (destroyed by fire in 1921). By the second decade of the 20th century the springs were becoming polluted, considered a health risk and eventually closed. The 19th century buildings on the site had disappeared or been demolished by 1925.

Although the site has been significantly eroded, archaeological remains visible along the foreshore reflect use of the naturally occurring springs at the site for recreational and health activities, as a spa centre and mineral water bottling plant and indicate the presence of intact subsurface archaeological deposits to the rear of the current shoreline. Archaeological remains include brick and timber foundations, ceramic vessels, glass bottles, metal pipes. The area including the remains of the jetties, and immediately behind the present beach line to the base of the cliffs is of archaeological potential.

Springs: Features include large earthenware pots in which spring water was collected and circular brick structures that mark the location of four of the twelve springs recorded along the beach in the 19th century. Seven of these have been located through archaeological survey. Structural remains include brick and timber foundations eroding from the section at the base of the cliff adjacent to the springs. These are likely to be the remains of the late 19th century kiosk and bottling factory. A large amount of glass and other artefacts are also eroding onto the beach adjacent to these structural remains.

Jetties: The remains of two jetties and a number of other structures, including fence lines, are evident in the water adjacent to the site. The uprights of the 'steamship' jetty, constructed around 1890 to bring passengers to the spa and resort complex on the east of the remains of the spa complex. The uprights of the short jetty and the sea baths at the far end are visible to the west of the main concentration of archaeological material. There is high archaeological potential of artefact deposits around the base of the remains of both jetties.

How is it significant?

Clifton Springs foreshore precinct is of historical, archaeological, and scientific significance to the State of Victoria

Why is it Significant?

The Clifton Springs foreshore is of historical significance as a site of 19th century health tourism in Victoria, associated with the then popular belief in the recuperative and invigorating powers of 'taking the waters'. Bathing in and ingesting of spring waters was considered to alleviate the perceived detrimental effects on health from increasing urbanisation and industrialisation.

The scale, longevity and importance of the site as a source of bottled mineral water is reflected in the large number of artefacts on the site which are in turn indicative of the archaeological potential of the area between the high tide mark and the base of the cliffs at the rear of the foreshore. Alterations to the beach landscape including excavation of the cliff base for the laying of pipes to transport spring water to the bath house reflect an investment of labour and infrastructure on the site commensurate with the importance placed on health giving properties attributed to mineral water consumption and spa bathing.

The associated maritime infrastructure, including the remains of the 'steamship pier', is of historical significance in reflecting the central communication and transport role of ferry services around Port Phillip Bay in the late 19th and early 20th centuries.

The site of Clifton Springs is of archaeological and scientific (technical) significance, being a rare example of a mineral springs complex reflecting 19th century technology for the collection and bottling of mineral springs waters. At other prominent 19th century mineral springs resorts in Victoria such as Hepburn Springs development continued into the 20th century and little remains of the 19th century infrastructure for extracting and bottling the water.

The former Mineral Springs, Clifton Springs complex is of archaeological significance owing to the potential for the site to yield important *in situ* remains, including artefact deposits, relating to the 19th Century Mineral Spring and Spa Complex. The archaeological evidence has the potential to contribute to an informed level of understanding reflecting important information about the history and associated activities of the site. The site also contains visible, albeit deteriorated, remains relating to the mineral springs and associated infrastructure that are predominantly located along the foreshore area.

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

### Specific 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. General Conditions: 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 the Executive Director 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 of Heritage Victoria before the undertaking any works that have a significant sub-surface component. General Conditions: 3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it. Note: The existence of a Conservation Management Plan or a Heritage Action Plan endorsed by the Executive Director of Heritage Victoria 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. General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 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.

**Regular Site Maintenance :** The following site maintenance works are permit exempt under section 66 of the Heritage Act 1995, a) regular site maintenance provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) the maintenance of an item to retain its conditions or operation without the removal of or damage to the existing fabric or the introduction of new materials; c) cleaning including the removal of surface deposits, organic growths, or graffiti by the use of low pressure water and natural detergents and mild brushing and scrubbing; d) repairs, conservation and maintenance to plaques, memorials, roads and paths, fences and gates and drainage and irrigation. e) the replacement of existing services such as cabling, plumbing, wiring and fire services that uses existing routes, conduits or voids, and does not involve damage to or the removal of significant fabric. Note: Surface patina which has developed on the fabric may be an important part of the item's significance and if so needs to be preserved during maintenance and cleaning. Note: Any new materials used for repair must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance. Repair must maximise protection and retention of fabric and include the conservation of existing details or elements.

**Fire Suppression Duties :** The following fire suppression duties are permit exempt under section 66 of the Heritage Act 1995, a) Fire suppression and fire fighting duties provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) Fire suppression activities such as fuel reduction burns, and fire control line construction, provided all significant historical and archaeological features are appropriately recognised and protected; Note: Fire management authorities should be aware of the location, extent and significance of historical and archaeological places when developing fire suppression and fire fighting strategies. The importance of places listed in the Heritage Register must be considered when strategies for fire suppression and management are being developed.

**Weed and Vermin Control :** The following weed and vermin control activities are permit exempt under section 66 of the Heritage Act 1995, a) Weed and vermin control activities provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; Note: Particular care must be taken with weed and vermin control works where such activities may have a detrimental affect on the significant fabric of a place. Such works may include the removal of ivy, moss or lichen from an historic structure or feature, or the removal of burrows from a site that has archaeological values.

**Landscape Maintenance :** The following landscape maintenance works are permit exempt under section 66 of the Heritage Act 1995, a) 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; b) watering, mowing, top-dressing and fertilising necessary for the continued health of plants, without damage or major alterations to layout, contours, plant species or other significant landscape features; c) pruning to control size, improve shape, flowering or fruiting and the removal of diseased, dead or dangerous material, d) tree surgery by a qualified horticulturalist or tree surgeon necessary for the health of those plants.

**Public Safety and Security :** The following public safety and security activities are permit exempt under section 66 of the Heritage Act 1995, a) public safety and security activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) 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; c) development including emergency stabilisation necessary to secure safety where a site feature has been irreparably damaged or destabilised and represents a safety risk to its users or the public. Note: Urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer, or other heritage professional.

**Signage and Site Interpretation :** The following Signage and Site Interpretation activities are permit exempt under section 66 of the Heritage Act 1995, a) signage and site interpretation activities provided the works do not involve the removal or destruction of any significant above-ground structures or sub-surface archaeological artefacts or deposits; b) the erection of non-illuminated signage for the purpose of ensuring public safety or to assist in the interpretation of the heritage significance of the place or object and which will not adversely affect significant fabric including landscape or archaeological features of the place or obstruct significant views of and from heritage values or items; c) signage and site interpretation products must be located and be of a suitable size so as not to obscure or damage significant fabric of the place; d) signage and site interpretation products must be able to be later removed without causing damage to the significant fabric of the place; Note: The development of signage and site interpretation products must be consistent in the use of format, text, logos, themes and other display materials. Note: Where possible, the signage and interpretation material should be consistent with other schemes developed on similar or associated sites. It may be necessary to consult with land managers and other stakeholders concerning existing schemes and strategies for signage and site interpretation.

**Mineral Exploration :** The following Mineral Exploration activities are permit exempt under section 66 of the Heritage Act 1995, a) mineral Exploration activities provided the works do not involve the removal or destruction of any significant above-ground features or sub-surface archaeological artefacts or deposits; b) preliminary non-intrusive exploration, including geological mapping, geophysical surveys, and geochemical

sampling and access to shafts and adits; c) advanced forms of exploration (drilling), including the location of drill pads and access tracks where this has been the subject of on-site negotiation and agreement with representatives of Heritage Victoria, DSE and Parks Victoria, and where all significant historic site features have been identified and protected as part of an approved work plan. 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 may submit a proposal to the Executive Director. If the Executive Director is satisfied that 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.

Construction dates            1875,  
Heritage Act Categories    Registered archaeological place,  
Other Names                    Short Pier Clifton Springs, Clifton Springs Piers, Clifton Springs Spa Complex,  
Hermes Number                13999  
Property Number

---

## Extent of Registration

### NOTICE OF REGISTRATION

As Executive Director for the purpose of the **Heritage Act 1995**, I give notice under section 46 that the Victorian Heritage Register is amended by including the Heritage Register Number 2088 in the category described as an Archaeological Place:

Former Mineral Springs, Clifton Springs Foreshore, Greater Geelong City Council.

### EXTENT

1. All the structural remains of the jetties marked F1 and F2, together with all associated archaeological relics within the land and sea marked L1 and L2 on Diagram 2088 held by the Executive Director.
2. All of the land marked L1 on Diagram 2088 being all of the land bounded by a line commencing at a point on the northern boundary of Lot 376 on Lodged Plan 68472 with the co-ordinates 144.56792E and 38.14949S, thence to a point with the co-ordinates 144.56574E and 38.15140S, thence to a point with the co-ordinates 144.56163E and 38.15341S, thence to a point on the northern boundary of Lot 2 on Plan of Subdivision 344298 with the co-ordinates 155.56150E and 38.15325S, thence following the northern boundary of the two Lots 2 and 376 above to the commencement point.
3. All of the land marked L2 on Diagram 2088 being all of the land (including the sea bed) bounded by a line commencing at a point on the northern boundary of Lot 376 on Lodged Plan 68472 with the co-ordinates 144.56792E and 38.14949S, thence to a point with the co-ordinates 144.56402E and 38.14320S, thence to a point with the co-ordinates 144.55676E and 38.14698S, thence to a point on the northern boundary of Lot 2 of Plan of Subdivision 344298 with the co-ordinates 155.56150E and 38.15325S, thence following the northern boundary of the two Lots 2 and 376 above to the commencement point.

Dated 28 April 2006

RAY TONKIN  
Executive Director

[Victoria Government Gazette G 18 4 May 2006 847]

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*