

# ELCHO HOMESTEAD



1 elcho homestead lara front view



elcho homestead elcho road lara corner view publication



elcho homestead elcho road lara tower view



elcho homestead elcho road lara rear view bluestone



elcho homestead elcho road lara outbuilding

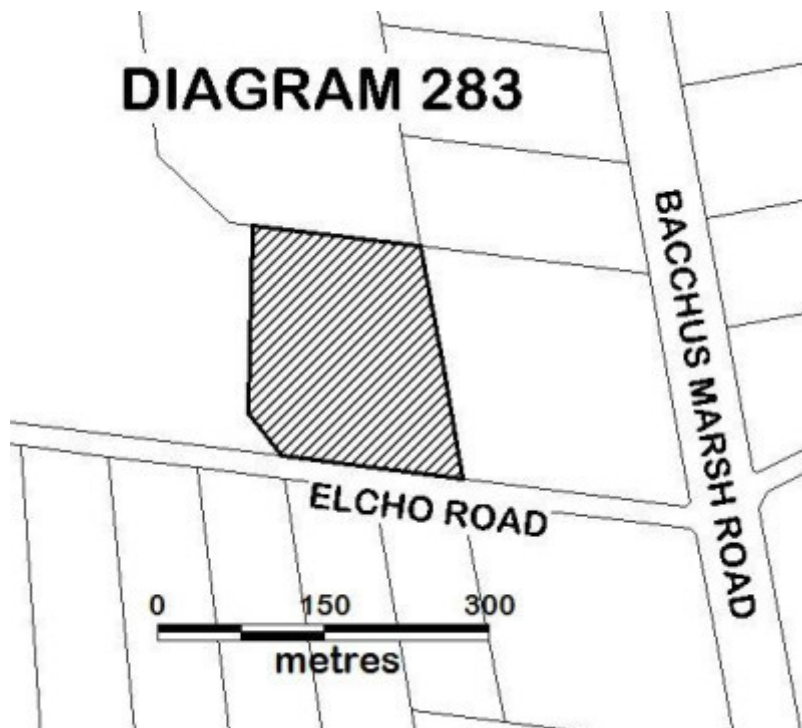


Diagram 283.JPG

**Location**

605 BACCHUS MARSH ROAD LOVELY BANKS, GREATER GEELONG CITY

**Municipality**

GREATER GEELONG CITY

**Level of significance**

Registered

**Victorian Heritage Register (VHR) Number**

H0283

**Heritage Overlay Numbers**

HO16

**VHR Registration**

October 9, 1974

**Amendment to Registration**

October 8, 2015

**Heritage Listing**

Victorian Heritage Register

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**Statement of Significance**

Last updated on - July 2, 2004

What is significant?

Elcho Homestead was built in about 1867 for John Galletly, on a four thousand acre property adjoining the Bacchus Marsh Road. The architect of the house is unknown. A wing was added on the north side of the house c1872. Galletly was the Geelong branch manager of the London Chartered Bank, who was married to Elizabeth, daughter of the prominent and successful Western District pioneer George Armytage. In the 1890s it was owned by H M Sutherland, originally a bookkeeper for Thomas Chirnside, who ultimately became Shire President. Following World War I it was owned by the Repatriation Department, who used the property to train returned servicemen in agricultural management. In 1923 it was bought by the Closer Settlement Board for use as a training farm for British immigrants. The cost of the scheme was shared by the British, Australian and Victorian Governments. Senator J F Guthrie owned it from 1930 to 1971.

Elcho Homestead is one of the most picturesque Gothic style homesteads in Victoria. It has unusual asymmetrical massing, which results in changes of levels internally. It is of coursed squared basalt, with pointed windows, dormers, decorative bargeboards and finials on the gables, and a tower which was once surmounted by a decorative timber canopy. It is built into the side of a hill and the basement is at ground level on the east or garden side and contains extra living spaces. The main entrance and principal rooms are on the floor above this, and the bedrooms upstairs. A single storey timber verandah encircles the eastern side of the original house at the entrance floor level. There is a single storey bluestone service wing to the west, and on the north side is a two

storey wing, without verandahs, which contains a large room used as a billiard room on the ground floor and bedrooms above. The internal planning of the house is unusual, due to the basement living spaces, the changes of level inside the house, and the fact that most rooms face the view to the east.

How is it significant?

Elcho Homestead at Lara is of architectural and historical significance to the State of Victoria.

Why is it significant?

Elcho Homestead is of architectural significance as one of the most picturesque Gothic homesteads in Victoria, with unusual massing and room arrangements.

Elcho Homestead is of historical significance for its connection to the prominent Armytage family, and for its association with prominent local identities H M Sutherland and Senator J F Guthrie. It is also significant for its association with post-WWI schemes to train returned servicemen and British immigrants in agricultural management.

[Online Data Upgrade Project 2004]

## 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 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.

General Conditions: 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.

General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions. 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 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        1867, 1872,  
Heritage Act Categories    Registered place,  
Hermes Number            646  
Property Number

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## History

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## Plaque Citation

This Picturesque Gothic homestead was built c1867 for the bank manager John Galletly and his wife Elizabeth of the prominent Armytage family. After WWI the farm was used to train returned servicemen and British immigrants in agriculture.

## 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 modifying the following places in the Heritage Register:

Number: H0283  
Category: Heritage Place  
Place: Elcho Homestead  
605 Bacchus Marsh Road  
Lovely Banks  
Greater Geelong City

All of the place shown hatched on Diagram 283 encompassing all of Lot 2 on Plan of Subdivision 717165.

Dated 7 October 2015  
TIM SMITH  
Executive Director

[Victoria Government Gazette G40 8 October 2015 p.2141]

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*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/>*