
Residence, Underground Tank, Cottage Ruins, Tank & Horse Works, Dairy Building, Water Tank & Cemetery

Location

421 Lower Duneed Road, CONNEWARRE VIC 3227 - Property No 232238

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1716

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

C Listed - Local Significance

Water Tank

The water tank at 421 Lower Duneed Road is historically significant at a LOCAL level. It is associated with post world war two farming practices and with Noel Seiffert, farmer. The water tank at 421 Lower Duneed Road is scientifically significant at a LOCAL level. It illustrates a particular type of vernacular reinforced concrete construction using cement rations and scrap metal during the post world war two years. Overall, the water tank at 421 Lower Duneed Road is of LOCAL significance. Statement of Cultural Significance

Cemetery

The two infant graves at 421 Lower Duneed Road may be *historically* and *socially* significant at a **LOCAL** level with further research, as the burial site of two infant children to James Mitchell, early land owner.

Dairy

The dairy at 421 Lower Duneed Road is historically significant at a REGIONAL level. It is associated with post world war two farming practices and with Noel Seiffert, farmer. The several substantial cypress trees contribute to the significance of the place.

The dairy at 421 Lower Duneed Road is scientifically significant at a REGIONAL level. It illustrates a particular type of vernacular reinforced concrete construction (using cement rations and scrap metal) during the immediate post World War Two years.

Overall, the dairy at 421 Lower Duneed Road is of REGIONAL significance.

Cottage Ruins, Tank, Horseworks

The cottage ruins at 421 Lower Duneed Road are aesthetically significant at a LOCAL level. Although is very poor condition, it still demonstrates some original design qualities of the Victorian vernacular style. These qualities include the remnants of two hipped roof forms, with a front skillion verandah and a rear skillion porch. Other partially intact qualities include the front (north) timber roof shingling and the rear (south) galvanised corrugated iron cladding, unpainted bluestone wall construction, narrow eaves, remnant bluestone chimney base, and the small early window openings and central doorway. Internally there are remnants of lathe and plaster walls and ceiling finished in Hessian and wallpaper.

The cottage ruins, underground tank and horseworks remnants at 421 Lower Duneed Road are historically and scientifically significant at a LOCAL level. They are associated with and contribute to an understanding of the development of farming in Connewarre from the mid 19th century. They are also associated with James Mitchell, original owner and employee of the Connewarre Roads Board.

The underground tank at 421 Lower Duneed Road is scientifically significant at a LOCAL level. It illustrates 19th century underground tank brick construction which appears to have had its origins in Britain and published through books including Loudon's *Encyclopaedia of Farm, Cottage and Villa Architecture*, 1831.

The horseworks stone track remnants at 421 Lower Duneed Road are scientifically significant at a REGIONAL level. The remnants are a legacy of a particular 19th century power-generating technology no longer in practice.

Overall, the cottage ruins, underground tank and horseworks remnants at 421 Lower Duneed Road are of LOCAL significance.

House and Underground Tank

The house at 421 Lower Duneed Road is aesthetically significant at a LOCAL level. It demonstrates original design qualities of the Victorian and Federation styles. These qualities include the dominant hipped roof form, front hipped verandah and a side gable that projects towards the street frontage. Other intact qualities include the horizontal weatherboard wall cladding, galvanised corrugated iron roof cladding, brick chimney, narrow eaves, timber framed double hung windows, central doorway, window hood, turned timber verandah columns, decorative cast iron lace verandah brackets and valance and the shingle roof under the iron roof.

The house at 421 Lower Duneed Road is *historically* significant at a LOCAL level. It is associated with the farming developments from the mid 19th century and with James Mitchell, original owner and member of the Connewarre Roads Board.

The underground tank at 421 Lower Duneed Road is possibly *scientifically* significant at a LOCAL level. It may illustrate conical tank construction of the 19th century.

Overall, the house at 421 Lower Duneed Road is of LOCAL significance.

Heritage Act Categories	Registered place,
Hermes Number	21325
Property Number	

Physical Description 1

Water Tank

The circular, reinforced concrete water tank at 421 Lower Duneed Road is approximately 10 metres high. The base of the tank rests on piles above a rock foundation, similar to the foundation of the dairy see separate Record Sheet.2 Description

Cemetery

Two infant graves apparently exist beside the fence line marked by an iron peg, fronting Lower Duneed Road.

Dairy

The single storey, unpainted dairy building is characterised by a curved roof, guttering and walls that are constructed completely of reinforced concrete. The roof itself is 3 inches thick and has a timber pattern on the underside: due to the timber boarded formwork during the construction process. The whole building is reinforced with a scrap metal mesh constructed on site and the concrete for the walls and floor was mixed by hand. The floor rests on piers above a rock foundation. There are door and window openings around the structure, some with sliding boarded timber doors. Nearby the structure are several early and substantial cypress trees.

Cottage Ruins, Tank, Horseworks

These cottage ruins are covered to the north in box thorn, and are situated on a substantially sized, rural property. An underground brick lined tank and remnants of a horseworks are situated nearby.

The single storey, symmetrical, unpainted bluestone Victorian vernacular cottage ruins are characterised by the remnants of two hipped roof forms, with a front skillion verandah and a rear skillion porch. The front (north) hip is clad in timber shingles, with the rear hip clad in lapped galvanised corrugated iron. Narrow overhangs are a feature of the remnant eaves, while the base of a bluestone chimney is situated on the rear, south-eastern wall. The early window openings are consistent with the timber framed double hung paned type. The edges of the windows of the rear extension are constructed of exposed, unpainted brick. The early central timber door is also partially extant.

Internally, there are remnants of lath and plaster walls and ceiling finished in Hessian and wall paper, but in extremely poor condition.

The brick lined underground tank at the rear circular in shape and has a conical top and opening. It may be 3 metres in diameter?

There are also stones towards the rear of the cottage ruins that are circular in form and once comprised a horse works.

House and Underground Tank

This house is set on a substantial allotment, with a typical front setback but large side setbacks. An underground tank exists near the rear of the house.

The single storey, asymmetrical horizontal weatherboard Victorian house with a Federation styled side extension is characterised by a dominant hipped roof form, front hipped verandah and a side gable that projects towards the

street frontage. These roof forms appear to be clad in galvanised corrugated iron. Narrow overhangs are a feature of the eaves. An early brick chimney adorns the roofline. The early timber framed double hung windows are symmetrical located under the verandah, with the window under the projecting gable having a window hood (supported by decorative timber brackets) above. A central front door may also be original.

A feature of the design is the front verandah. It is supported by early turned timber posts and has decorative cast iron lace brackets and valance.

According to the owner, an original shingle roof is extant under the hipped roof.

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/>