
Wimmera Heritage Area

Location

Wimmera Heritage Area

Municipality

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1903

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

The Wimmera Heritage Area has significance for its notable concentration of interwar housing stock constructed in the 1920s and 1930s, and for its smaller number of postwar Bungalows built after the Second World War. These dwellings are a physical embodiment of the aspirations of original low-middle income population of the area. The dwellings are single storey with detached and mainly asymmetrical compositions and feature hipped and gabled roof forms, front and/or side verandahs, timber weatherboard wall construction (there are a small number of dwellings of brick construction), corrugated sheet metal roof cladding and timber framed double hung windows. The dwellings are situated on mainly regular, rectangular allotments. An historic landmark in the area is the former 'Sunnyside' property at 206 High Street. Although altered and extended, the front Edwardian design qualities are clearly discernible. The regular front setbacks, visually permeable flat and capped timber picket, timber post and woven wire and low solid brick front fencing - which allow views to front garden settings - and the grassed nature strips, contribute to the streetscape qualities of the area. Although initially subdivided as the Belmont Hill Estate in 1911 (south of Roslyn Road) and Belmont Heights Estate in 1913 (north side of Roslyn Road), it was not until after the First World War when housing development progressed. From the interwar period the area became more attractive as a result of electricity and mains water supplies and its close proximity to bus and tram services.

The Wimmera Heritage Area is architecturally significant at a LOCAL level (AHC D.2). It demonstrates original and early design qualities associated with the interwar and early postwar Bungalow residential development. These qualities include the single storey, detached, dwellings having hipped and/or gabled roof forms (with a pitch between 20 and 35 degrees), front and/or side verandahs (of designs and construction reflecting the

designs of the dwellings), timber weatherboard wall cladding (with a smaller number of brick wall construction), corrugated sheet metal roof cladding, timber framed double hung windows, wide eaves, projecting chimneys, timber weatherboard or brick wall construction, corrugated profile sheet metal or tiled roof cladding, timber framed double hung windows and front or side verandahs (with detailing matching the style of the dwelling). The detailing to the dwellings is economical but typical for the interwar era, including decorative gable infill (timber shingling and ventilators or battening and paneling) and brick verandah piers (expressed as one pier or with squat concrete verandah columns). The regular front and side setbacks and rectangular allotments, predominant rear or side location of garages and carports, and low-medium height fences also contribute to the significance of the place.

The Wimmera Heritage Area is aesthetically significant at a LOCAL level (AHC E.1). It demonstrates important visual qualities that reflect the historical and residential development of the area. These qualities include the front garden settings and the grassed nature strips. The Paperbark, Bottlebrush and Lilly Pilly trees in Cambridge and Oxford Streets provide additional aesthetic value to these streets.

The Wimmera Heritage Area is historically significant at a LOCAL level (AHC A.4) for its associations with interwar and early postwar housing development that transformed the area from rural open paddocks into a residential suburb. Although initially subdivided as the Belmont Hill Estate in 1911 (south of Roslyn Road) and Belmont Heights Estate in 1912 (north side of Roslyn Road), it was not until after the First World War when housing development progressed. From the interwar period the area became more attractive as a result of electricity and mains water supplies and its close proximity to bus and tram services. Other subdivisions and land sales in the 1920s contributed to the transformation of the area. These included the Sutton Estate of 1922 which caused the formation of Wimmera Street (as a result of the sale of part of Fred Wurfel's property), subdivision of the eastern portion of George Sprake's 'Sunnyside' estate in c.1929 (to create Union Street), and the sale of the Jacob's Estate in c.1925 (on the north side of Roslyn Road, west end). The influx of population to the area had occupations that drew their business from the growing community, including mechanics, butchers, builders, carpenters, painters and decorators, labourers and electricians. The former 'Sunnyside' farm house (now 'Nangatta' hostel) at 206 High Street is the only surviving pre-interwar property in the area. While altered and substantially extended, it remains a local historical landmark.

Overall, the Wimmera Heritage Area is of LOCAL significance.

Heritage Study/Consultant	Greater Geelong - City of Greater Geelong Belmont Heritage Reports, Dr David Rowe, 2007;
Hermes Number	22190
Property Number	

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/>