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# Belmont Heights Heritage Area

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## Location

Belmont Heights Belmont, Greater Geelong City

## Municipality

GREATER GEELONG CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO1908

## Heritage Listing

Greater Geelong City

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## Statement of Significance

Last updated on -

The Belmont Heights Heritage Area has significance as a predominantly intact residential area of interwar and postwar era dwellings with a small but important number of Edwardian and Federation houses. Most dwellings are detached and single storey, having regular front and side setbacks and garden settings. They are built mainly in timber weatherboard or brick, having hipped and/or gabled corrugated sheet metal or tiled roof forms, and front or side verandahs. Initially subdivided in 1886 as large allotments, it was not until 1913 when the regular grid allotment configuration was laid out as the Belmont Heights Estate on land formerly proposed as the Geelong Grammar School complex. The new streets were named after noted Polar explorers: Raold Amundsen, Robert E. Peary, Robert F. Scott and Sir Ernest Shackleton. Further subdivisions along Scott Street, known as the Belmont Hilltop Estate, occurred in 1922, 1923 and 1928, with the subdivision of the northern side of Regent Street (originally known as Fisher Street) resulting in the ensuing years. From the 1920s until the mid 1950s, substantial residential building development occurred in the area as reflected in the interwar and postwar dwellings, with few houses constructed immediately after the subdivision of 1913. However, the original Belmont Heights Estate subdivision is largely intact, including the side and rear lanes. The Belmont Primary School and the Belmont Heights Neighbourhood Park form significant non-residential landmarks in the area.

The Belmont Heights Heritage Area is architecturally significant at a LOCAL level (AHC D.2). It demonstrates original and early design qualities associated with the residential development of the area, initially from 1913 and especially from the 1920s until the mid 1950s. These qualities are expressed in the notable number of interwar and postwar Bungalows (of varying compositional types) and smaller but important number of Edwardian and

Federation dwellings. Other intact or appropriate qualities include the predominantly single storey height, detached compositions, hipped and/or gabled roof forms (with a pitch between 20 and 35 degrees), 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 regular front and side setbacks, predominant rear or side location of garages and carports and low-medium height fences also contribute to the significance of the place.

The Belmont Heights 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 to a number of dwellings, exotic trees and landscaping in the Belmont Heights Neighbourhood Park, regular grassed nature strips, concrete kerb and channel and paving, and the graveled rear and side lanes.

The Belmont Heights Heritage Area is historically significant at a LOCAL level (AHC A.4). It is associated with the subdivision of Belmont Hill in 1886, and especially with the Belmont Heights Estate subdivision in 1913, on land previously proposed for the Geelong Grammar School complex. The regular grid layout was created through the layout of new streets named after noted explorers: Raold Amundsen (discoverer of the South Pole in 1911); Robert E. Peary (U.S. Admiral and Arctic explorer); Robert F. Scott (British naval officer and Antarctic explorer); and Sir Ernest Shackleton (English Antarctic explorer). Further subdivisions along Scott Street, known as the Belmont Hilltop Estate, occurred in 1922, 1923 and 1928, with the subdivision of the northern side of Regent Street (originally known as Fisher Street) occurring in the ensuing years. Historical significance of the area is embodied in the surviving and notable number of interwar and postwar Bungalows, and lesser number of Edwardian and Federation houses. The First World War curtailed residential development until the 1920s when a number of affordable houses were built for the low-middle classes. This continued until at least the mid 1950s. One of the earliest buildings in the area is the Belmont Primary School built in c.1885 and whose site is identified on the subdivision plan of 1886.

Overall, the Belmont Heights Heritage Area is of LOCAL significance.

Heritage Study/Consultant	Greater Geelong - City of Greater Geelong Belmont Heritage Reports, Dr David Rowe, 2007;
Hermes Number	27959
Property Number	

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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/>*