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# Bona Vista Heritage Precinct

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## Location

Newtown, GREATER GEELONG CITY

## Municipality

GREATER GEELONG CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO1926

## Heritage Listing

Greater Geelong City

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## Statement of Significance

Last updated on -

Statement of Cultural Significance

The Bona Vista Heritage Precinct is significant as an intact residential area fronting the eastern side of Shannon Avenue, south of Noble Street. It is especially identified by interwar Bungalow styled dwellings, but also by a smaller number of Edwardian and postwar Bungalow dwellings. Most of the dwellings in the area are conventional in design, reflecting the middle and particularly working class population for which they were built. The architectural qualities of the area include the single storey detached compositions, hipped and/or gabled roof forms, front verandahs, horizontal timber weatherboard wall cladding, corrugated sheet metal roof cladding, narrow or wide eaves, timber framed windows and doors and rudimentary detailing consistent with the stylistic era in which the dwellings were built. While the area had been subdivided for residential development in the 19th century, it was the subdivision in 1909 known as the Bona Vista Estate that had the greatest impact on this part of Shannon Avenue. Most building development occurred after the First World War until the late 1940s.

The Bona Vista Heritage Area is **architecturally** significant at a **LOCAL** level (AHC criterion D.2). It demonstrates original and early design qualities associated with the residential development of the area from the early 20th century until c.1946-47. These qualities are expressed in the predominant interwar Bungalow styled dwellings that are single storey in appearance and have predominantly detached compositions. The buildings include the following design characteristics: hipped and gabled roof forms (with simple or complex roof outlines having a pitch between 25 and 35 degrees), front or return verandahs, corrugated galvanised steel roof cladding

and Marseilles terra cotta roof tiles, horizontal timber weatherboard wall construction, brick chimneys (detailed to reflect the design era), brick cladding and brick verandah supports, narrow or wide eaves, timber verandah posts, timber brackets and/or valances, timber framed doorways with sidelights and highlights and timber windows arranged singularly, in pairs or bays. Overall, these dwellings constitute 91% of the building stock in the area. The carports and garages are predominantly located at the rear of the site with access from the rear right of way. The majority is single car carports/garages but there are some more recent ones that are dual car carport/garages.

The Bona Vista Heritage Area is **historically** significant at a **LOCAL** level (AHC criteria A.4, H.1). It is associated with important eras of residential development after the subdivision of the area in c.1850s but in particular from early 1900's until the late 1940's period. Allotments in the first subdivision were sold from the 1850's. Subsequent residential subdivisions took place in 1850's and again in 1888 although the land sales that had the greatest impact occurred in 1909 as part of the Bona Vista Estate. However it was not until after World War 1 and until the late 1940s when the area took on its existing characteristics. The residents in the Bona Vista Heritage Area were made up of a mix of residents from the middle class and the working class.

Overall, the Bona Vista Heritage Area is of **LOCAL** significance

Hermes Number 46475

Property Number

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## Physical Description 1

Physical Evidence

Building Character & Appearance

The Bona Vista Heritage Area is a residential area comprising of 23 dwellings.

Height

The dwellings in the heritage area are predominantly single storey in appearance and height (Photo 12.01 and 12.02) when viewed from Shannon Avenue.

Form, Design and Scale, Construction and Finish

The dwellings in the Bona Vista Heritage Area largely comprise interwar era (interwar Bungalow and interwar Californian Bungalow) dwellings, together with one Edwardian dwelling at 264 Shannon Avenue and two postwar dwellings at 368 and 388 Shannon Avenue.

The interwar era dwellings mainly include the following characteristics:

A gable or hipped roof form that traverses the site, together with a minor gable and/or verandah that project towards the street frontage or at the side.

Timber framed double hung windows, arranged singularly, in pairs.

Galvanized corrugated steel roof cladding, colourbond and painted surface cladding and Marseilles terra cotta tiles.

Verandahs are mainly supported by timber posts and brick piers, or solely with brick piers.

There are plain rectilinear brick chimneys, with some featuring rendered or soldier-coursed tops.

The gable infill comprises timber shingles.

Gable ventilator.

Constructed in horizontal timber weatherboards (some in brick and rendered finish).

Low pitched roof forms.

Wide eaves with exposed timber rafters.

Examples of the interwar dwellings include those at 314, 320 and 324 Shannon Avenue.

#### Residential Garages and Carports

The carports and garages are predominantly located at the rear of the site with access from the rear right of way. The majority takes the form of single car carports/garages but there are some more recent ones that are dual car carport/garages. Some dwellings have front street access but the majority has no carport or garage visible from the front street.

#### Significance of Dwellings

Twenty one dwellings of the twenty three dwellings (91 %) within the Bona Vista Heritage Area are considered to have significance within the area. Further details and a photograph of each of the dwellings are provided in the Inventory of Places Volume 2.

The dwellings that have contributory significance (D) listing within the heritage precinct are:

354 Shannon Avenue

356 Shannon Avenue

358 Shannon Avenue

360 Shannon Avenue

362 Shannon Avenue

364 Shannon Avenue

366 Shannon Avenue

368 Shannon Avenue

370 Shannon Avenue

372 Shannon Avenue

374 Shannon Avenue

376 Shannon Avenue

378 Shannon Avenue

380 Shannon Avenue

382 Shannon Avenue

384 Shannon Avenue

386 Shannon Avenue

388 Shannon Avenue

101 Nicholas Street

105 Nicholas Street

118 Nicholas Street

120 Nicholas Street

The properties that are **NOT** considered to have significance within the precinct are at:

103 Nicholas Street

118 Nicholas Street

Urban Design & Engineering Infrastructure

Layout and Subdivision

The allotments within the Bona Vista Heritage Area follow a traditional grid pattern layout of subdivision.

The allotment sizes are generally uniform within the street and the precinct as a whole.

Setbacks

Throughout the precinct are regular front setbacks. Most dwellings form a consistent front setback pattern.

All dwellings have side setbacks with clear visual building separation.

Engineering Infrastructure

Concrete kerb and channel and concrete footpaths comprise the predominant engineering infrastructure in the heritage area.

Front Fences

There are a select number of front fences that relate to the era and design of the dwellings. They include the capped timber fence (although introduced) at 101 Nicholas Street and 356 Shannon Avenue (Photo 12.10).

Most of the front fences have been introduced but are largely 1.0 to 1.5 metres in height. There are also some properties with introduced high timber infill fences (particularly in Shannon Avenue).

#### 12.4.3 Landscaping

Within the narrow nature strip in Shannon Avenue are planted Queensland Brush Box trees - *Lophostemon confertus*.

The setbacks to the properties include grassed areas, often bordered with flower beds or shrubbery and trees on the larger allotments.

*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/>*