

Memorandum of Heritage Advice

Kardinia International College, Geelong
31 March 2021

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Initial consultant heritage advice regarding the proposed demolition on the subject site.

An inspection of the subject site has been undertaken, together with a review of the relevant heritage information including the Heritage Victoria documentation and the relevant sections of the Geelong Planning Scheme, including the Heritage Overlay, Clause 43.01 and the local Heritage Policy at Clause 22.09. We have also reviewed the *Greater Geelong Outer Areas Heritage Study: Stage 2* (Rowe and Huddle 1998) and the *City of Greater Geelong Heritage Design Guidelines* (Lardner 1997).

The subject site, Kardinia International College, is located at 205 Ballarat Road, Bell Post Hill. The College was founded in the mid 1990s, and occupies the property of the former Geelong Presbyterian Girls College (later known as Morongo Girls College), founded in the 1920s. Morongo Girls College in turn occupied the site of a Geelong homestead, Morongo. The original homestead in the approximate centre of the property is a c.1859-60 two storeyed former dwelling constructed of bluestone with sandstone dressings. Along with its former laundry wing and stables, Morongo is of state architectural significance as an example of a substantially constructed and finely detailed residential complex erected in the late 1850s. While the original homestead occupies a central portion of the school's property, other buildings and landscape features across the broader property were constructed by Morongo Girls College between 1926 and 1995. This said Kardinia College have undertaken various programs of works, particularly relating to the junior school at the northern end of the property.

As identified in the below figures, the central portion of the property, Morongo (the original homestead), along with parts of the front fence, is registered (H1138), with the whole of the school subject to a Heritage Overlay, identified as HO1727 to the Geelong Heritage Overlay.

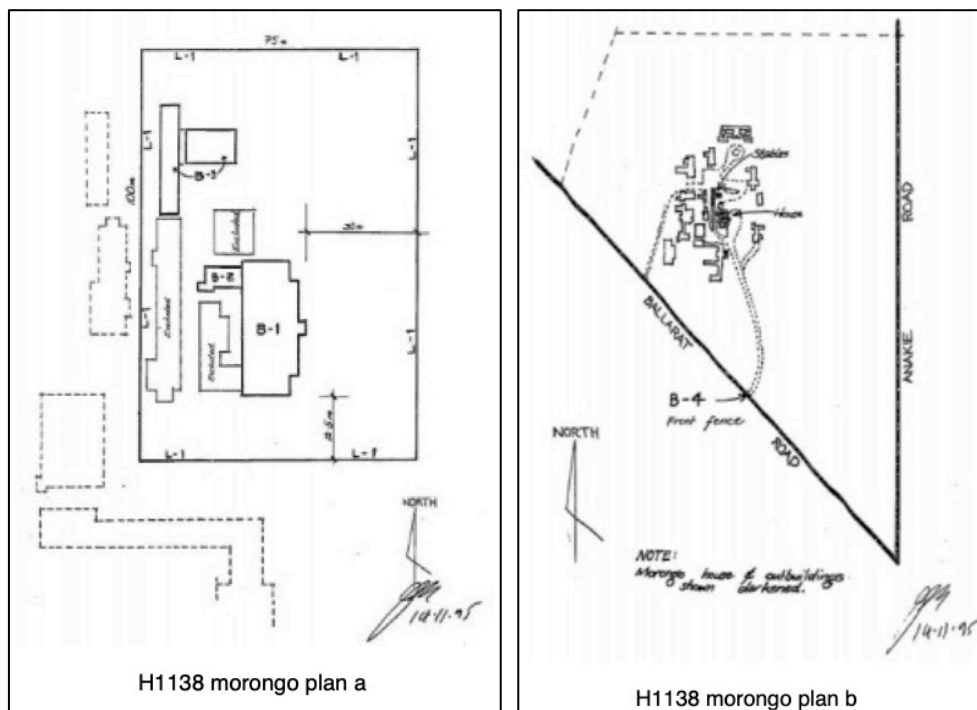


Figure 1 Plan showing the extent of registration of H1138. As per the registered extent, plan a (left) highlights that the main house (B-1), former laundry wing (B-2), former stables (B-3), with plan b (right) highlighting the front fence (B-4). Please note the poor quality of these images is carried over from the registration documentation.

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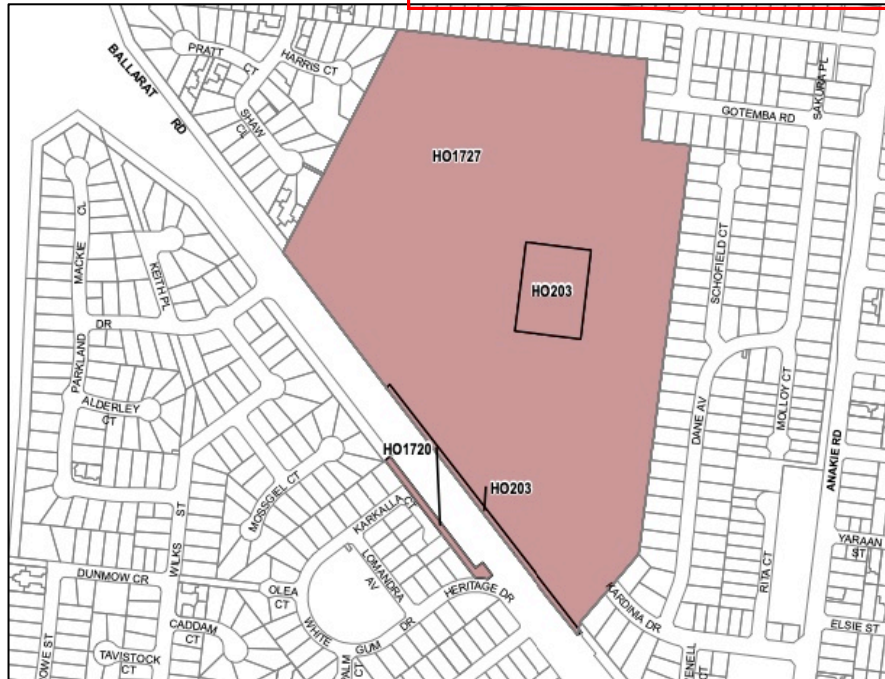


Figure 2 Extract of the Heritage Overlay Map, the registered portion of the property is also subject to Heritage Overlay HO203, with the balance of the property subject to an individual Heritage Overlay, identified as HO1727.

The statement of significance for Morongo, the registered portion of the property, is as follows:

What is significant?

Morongo is a large two storeyed residence constructed of bluestone with Barrabool Sandstone dressings. It was designed by Geelong architect, Joseph Shaw for John Calvert, a gentleman, and built by Foyle & Co., contractors in 1859-60. Minor alterations to the interior were carried out in the 1920s, and from 1926 the original homestead buildings were altered and extended to incorporate them into an extensive girls' boarding school complex.

How is significant?

Morongo is of architectural significance to Victoria

What is it significant?

Morongo, with its former laundry wing and stables, is architecturally significant as an example of a substantially constructed and finely detailed residential complex erected in the late 1850s. The main house is important as an unusually late and very strongly expressed example of the elegantly proportioned and minimally decorated manner usually associated with the Regency style of architecture. The very austerity of the architectural expression serves to emphasise the excellent craftsmanship of the masonry.

The main house also demonstrates outstanding craftsmanship in very clear, simple lines and excellently proportioned rock-faced bluestone and smooth faced ashlar sandstone dressings.

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The extent of registration as identified by the registration documentation is as follows:

To the extent of:

1. All of the building known as Morongo including the main house (B-1), the former laundry wing (B-2), the former stables building (B-3) and the front fence (B-4) on Plans 605986A & B endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council.
2. Part of the land described in Certificate of Title Volume 10236 Folio 201 marked L-1 on Plan 605986A endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council.

While the original homestead, laundry, stable and part of the front fence are registered elements and subject to permit approvals through Heritage Victoria, development on the balance of the land is subject to permit approvals by the City of Geelong under the Heritage Overlay.

The Statement of Significance for HO1727, as included within the *Greater Geelong Outer Areas Heritage Study: Stage 2* is reproduced below:

The Kardinia International College, Bell Post Hill is aesthetically significant on a STATE level, within the curtilage of Heritage Victoria's Registration and it is aesthetically significant on a REGIONAL level outside of it. It demonstrates important design qualities, particularly the community spirit embodied in its configuration, the architecture of the pastoral period and the Girls' College era. Important artifacts such as the bell, as well as trees and landscape elements are dispersed throughout this 'community' and substantially contribute to the significance of the place.

The Kardinia International College, Bell Post Hill, is historically significant on a STATE level, within the curtilage of Heritage Victoria's Registration and it is historically significant on a REGIONAL level outside of it. Established in 1859 as a prominent pastoral property it is associated with the early history of the region near Geelong. Many of the buildings, gardens, trees, memorabilia and art works date from 1926 to 1994 and have been donated by former students and staff during the period in which it evolved as a large and important girls' school. The bell is an example of a rare aspect of the cultural history of the region.

The Kardinia International College, Bell Post Hill, is socially significant on a STATE level, within the curtilage of Heritage Victoria's Registration and it is socially significant on a REGIONAL level outside of it. It is highly valued by the Presbyterian Church & other sections of the Australian community for its educational associations with thousands of boarders particularly from rural Victoria. The culturally significant fabric of the school provides a tangible link for all past students and other individuals who have had a long and significant impact on the place. As an important boarding and day school it forms a significant and particular component of the heritage of Geelong and Victoria.

Overall, the Kardinia International College, 205 Ballarat Road, Bell Post Hill, is culturally significant on a STATE level within the curtilage of Heritage Victoria's Registration and it is culturally significant on a REGIONAL level outside of it.

We have been asked to provide comment on the proposal to demolish a building on the northern portion of the property, as well as carparking, tennis courts and other hard and soft landscaping features. A redevelopment program involving the construction of three new school buildings, three new sports courts and other landscaping is then proposed.

The building to be demolished is identified as the Lucy Shaw House, a single storey, irregular shaped building constructed in 1967, named after the principal of Morongo Girls College from 1942-1970. While the building is historically known as the Lucy Shaw House, it is noted that Kardinia International College do not refer to the building by that name. It is also understood that Council's Heritage Advisor has suggested the building is not architecturally significant, a view with which the present authors concur.

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In addition to the building having previously been known as the Lucy Shaw House, the College campus includes a rose garden near the former homestead which includes a sun dial and memorial where Lucy Shaw's ashes are buried.

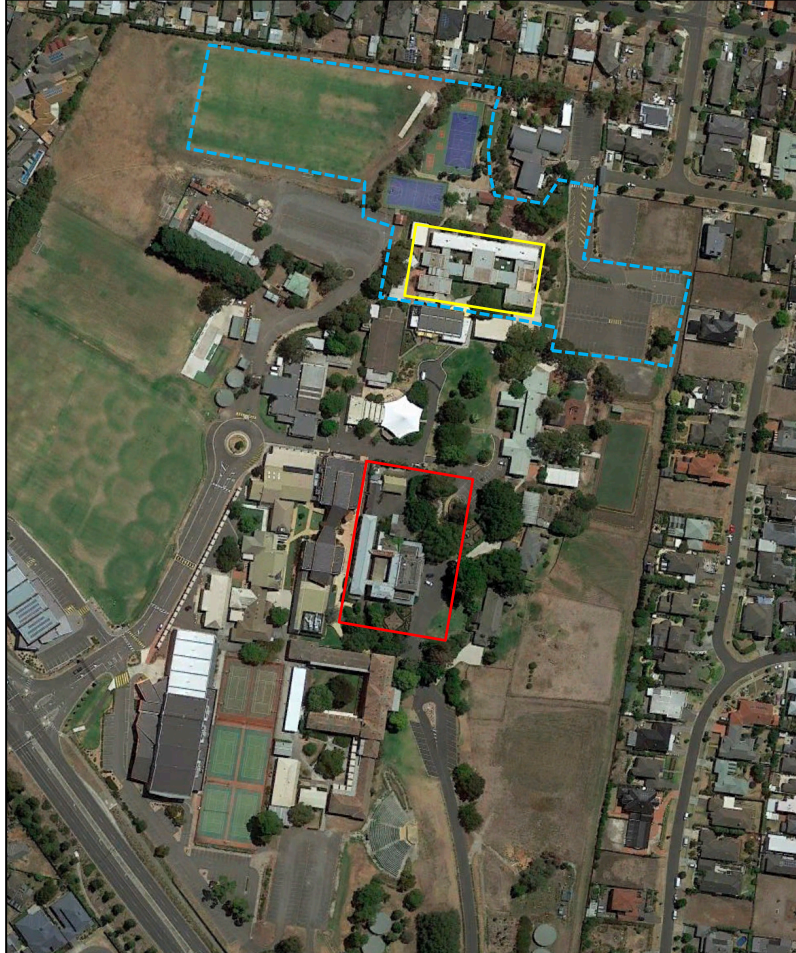


Figure 3 Aerial figure (c.2019) showing Kardinia International College. The approximate curtilage of the registered area (main house, laundry and stables) is highlighted red, with the former Lucy Shaw House identified in yellow. The approximate curtilage of land proposed for redevelopment is outlined with a blue dashed line.

For the purpose of a planning application under the Heritage Overlay, we have been asked whether demolition of the elements in question can be supported, and whether the existing memorial within the rose garden is enough to mark the social significance of Lucy Shaw as part of the school's history.

As the property is located within a Heritage Overlay, its development is subject to the provisions of Clause 43.01. The purpose of Clause 43.01, the Heritage Overlay, is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- To conserve and enhance heritage places of natural or cultural significance.*
- To conserve and enhance those elements which contribute to the significance of heritage places.*
- To ensure that development does not adversely affect the significance of heritage places.*

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To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Any applicable heritage design guideline specified in the schedule to this overlay.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*

[...]

Any proposal for the site will also be assessed against Council's local heritage policy as set out under Clause 22.09. This policy offers general objectives and some specific guidelines with respect to the redevelopment of all or part of a heritage place and additions to a heritage place.

Objectives

- *To encourage the retention of culturally significant and contributory heritage places within Heritage Overlay areas.*
- *To encourage development to be undertaken in accordance with the accepted conservation standards of the ICOMOS Burra Charter.*
- *To conserve and enhance the natural or cultural features of an area or site and to ensure that any alterations or development complement their form and appearance.*
- *To ensure that new development and external alterations of existing buildings make a positive contribution to the built form and amenity of the area.*
- *To encourage the retention or re-instatement of streetworks including street trees and bluestone kerbs, street construction form, asphalt footpaths, channels and crossovers.*

Policy

Exercising discretion

Where a permit is required for demolition, it is policy to:

- *Require an application for demolition to be supported with documentation which demonstrates:*
 - *That the demolition will contribute to the long-term conservation of the fabric of the part of the building being retained.*
 - *That the demolition involves the removal of later inappropriate modifications.*
 - *That the cultural heritage significance of the place will be enhanced.*
 - *That significant fabric removed will be re-instated when circumstances permit.*

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- Discourage demolition of sites that are not of cultural heritage significance within a heritage area until a planning permit for the replacement development is approved on a bona-fide contract for the new work has been confirmed.

Where a permit is required for subdivision, use or development, it is policy to:

- Require that all buildings and works should be in accordance with the *City of Greater Geelong Heritage and Design Guidelines, 1997*.
- In the case of major development and subdivision of a large or complex site, the preparation of a Conservation Management Plan for the whole place should precede the application. The plan should be prepared in accordance with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (*The Burra Charter*)
- In the case of any development that causes ground disturbance that may impact on a known post contact archaeological site, an archaeological survey to assess the impact of the proposed development on the archaeological significance of the area should precede the application.

[...]

The extent of proposed demolition to enable development of the new junior school is supported. The main structure proposed for demolition is a building previously known as the Lucy Shaw House, which is not of any identified architectural or social significance. The statement of significance for the College does not specifically identify any single building (outside of the registered curtilage) as being of specific significance to the school, instead reflecting that the aesthetic, historic and social significance of the school is encapsulated within the whole of the College, i.e. the relationship between buildings and landscaping. Just as this building is of little or no architectural significance in this context, it is also considered to be of minimal associative significance in terms of its former 'named' association with Lucy Shaw.

Shaw's ashes are kept within the memorial rose garden, adjacent to the former homestead and these elements appear to be appropriate memorials to her. Furthermore, Shaw's contribution to the former Morongo Girls College is acknowledged within publications written about the school, including *Morongo: a history of the Presbyterian Girls' College (The first 50 years)* and *Heritage Guide to The Geelong College*, an online portal designed 'as a populist guide to historic information about the life, events and people of The Geelong College'.

There seems little benefit to be gained from retention of the building in question relative to the more obvious interest associated with these other elements and sources, and the retention of all or part of the building in question would seem a disproportionate burden in this context.

As indicated in the above Figure 3, the elements to be demolished are also well separated from the registered curtilage of Morongo. The proposed extent of demolition will ultimately not adversely impact upon the identified significance of the College and broadly satisfies local heritage policy with respect to demolition as outlined above.

In terms of new works, Council heritage policy at Clause 22.09 and the *City of Greater Geelong Heritage Design Guidelines* focus on residential infill development and additions in precinct areas. This being said, the proposed redevelopment will need to consider the implications the development will have on the broader property.

The proposed works involve the construction of an upper and lower primary school building, two new sports courts and hard and soft landscaping features. These elements are all proposed for construction at the northern end of the property, at a reasonable distance from the registered buildings. Both new buildings will be single storey in form with modern architectural expressions and taller roof forms to enable plant and service equipment to be largely concealed within. While the expression of each building will differ, they will both have similar external finishes, including ground floors to have a mostly light-coloured brick finish (Austral La Paloma, 'Miro'), with dark coloured fibre cement cladding (CSR Barestone, 'Graphite') and translucent sheet cladding (Danpal, 16mm Multicell lining, 'Opal') to the roof. Skylights and solar panels will also be located on the roof.

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The new envelopes will be located a considerable distance (approximately 100m) from the registered curtilage of Morongo and separated by existing buildings and existing hard and soft landscaping features. The location of the two new buildings, along with their low scale form and visually neutral materiality will not have an adverse impact upon the registered buildings nor the identified significance of the broader school environment. The proposed new works are acceptable and supported on this basis.

We hope the above is clear, but please contact us if you have any queries in relation to this advice.

Bryce Raworth and Sally Beaton

31 March 2021

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