

GREATER GEELONG OUTER AREAS HERITAGE STUDY: STAGE 2

<p><b>Existing Use/Type</b> Educational</p>	<p><b>Key Dates</b> Original 1859</p>	<p><b>Site Address</b> Street/Site Name 205 Ballarat Road</p>
<p><b>Survey Date</b> 02/07/1998</p>	<p><b>Cons Man Plan</b> High Priority</p>	<p><b>Major Changes</b> 1926, numerous</p>
<p><b>Recorded By</b> D.Rowe and L. Huddle</p>		<p><b>Town/Suburb</b> Bell Post Hill      <b>Postcode</b> 3215</p>
<p><b>Precinct Name</b> N/A</p>		<p><b>Current Site Name</b> Kardinia International College Complex</p>



**Heritage Status**

**Register of the National Estate**  
 Database No. 003654      File No. 2/01/075/0010

**Victorian Heritage Register**  
 H1138, No.GGEE5221

**Planning Scheme:**  
**C.G.G.**      HO1727, HO203

**Heritage Inventory (Archaeological)**  
 \_\_\_\_\_

**National Trust Register:**  
 804      Classified

**Other:**  
 Willingham, vol.1, sheet 127

**Recommended Heritage Listings**

Victorian Heritage Register  
 Victorian Heritage Inventory  
 Register of the National Estate  
 HO City of Greater Geelong

**Heritage Study Degrees of Significance**

A H C Assessment Criteria	Significance Level
<b>Aesthetic value</b> A.3, D.2, E.1	State
<b>Historic value</b> C.2, A.4, B.2	State
<b>Scientific value</b> _____	_____
<b>Social value</b> G.1, H.1	State
<b>Overall Significance Level</b>	<b>State</b>

**Condition of the fabric**

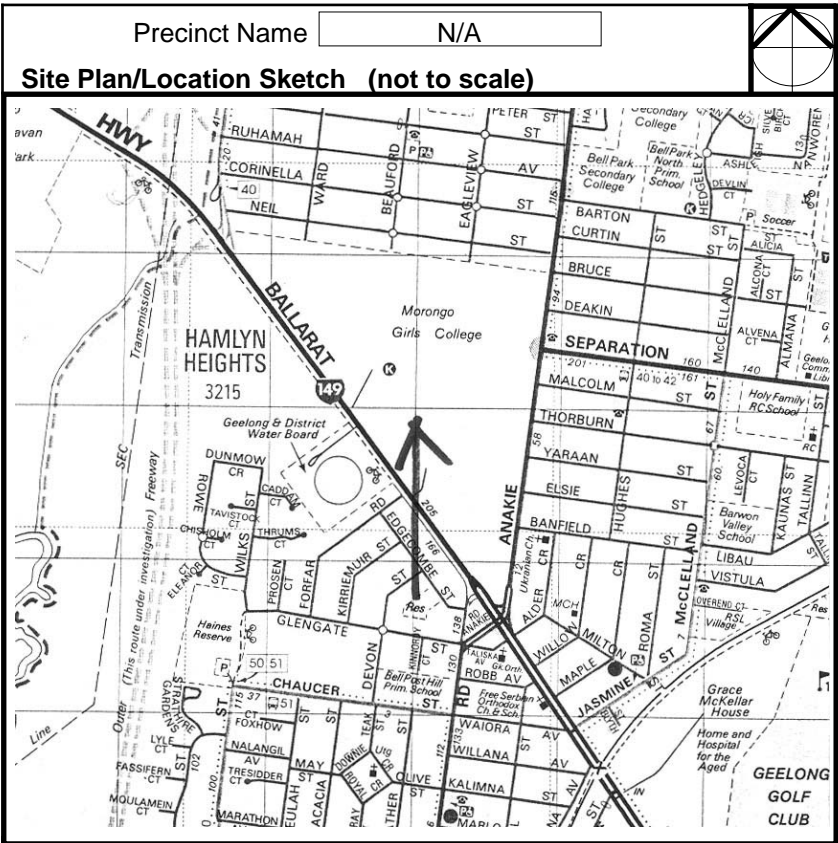
Excellent  
 Good  
 Fair  
 Poor  
 Ruinous  
 Unexposed

**Integrity of the site**

Excellent  
 Good  
 Fair  
 Poor  
 Partially excavated  
 Fully excavated

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TECHNICAL SHEET



**Site Address**

No.  Street/Site Name

Town/Suburb  Postcode

Site Name

**Australian Map Grid Co-ordinates**

E 265600km N 5778500km

Map

Scale

Ownership

**Cadastral Location**

County

Parish

Allotment

Block

**Types of Sites**

- |  |                                       |   |   |   |   |   |
|--|---------------------------------------|---|---|---|---|---|
| <input checked="" type="checkbox"/> monument | <input type="checkbox"/> recreational | <input type="checkbox"/> residential    | <input type="checkbox"/> aviation         | <input checked="" type="checkbox"/> gate    | <input checked="" type="checkbox"/> landscape | <input checked="" type="checkbox"/> building      |
| <input type="checkbox"/> industrial          | <input type="checkbox"/> public       | <input type="checkbox"/> infrastructure | <input type="checkbox"/> relic/ruin       | <input checked="" type="checkbox"/> tree(s) | <input type="checkbox"/> religious            | <input checked="" type="checkbox"/> educational   |
| <input type="checkbox"/> agricultural        | <input type="checkbox"/> commercial   | <input type="checkbox"/> maritime       | <input checked="" type="checkbox"/> fence | <input checked="" type="checkbox"/> garden  | <input type="checkbox"/> machinery            | <input checked="" type="checkbox"/> miscellaneous |

**Historical Themes**

	AHC Theme No.		AHC Theme No.
Heritage Study Theme		Heritage Study Theme	
Early settlement <input type="text" value="esDwellings"/>	<input type="text"/>	Industry <input type="text"/>	<input type="text"/>
Maritime <input type="text"/>	<input type="text"/>	Community Life <input type="text" value="clEducation"/>	<input type="text"/>
Tourism <input type="text"/>	<input type="text"/>	Urbanization <input type="text"/>	<input type="text"/>
Transport <input type="text"/>	<input type="text"/>	Landscapes <input type="text" value="lpsCultural"/>	<input type="text"/>
Townships <input type="text"/>	<input type="text"/>	Miscellaneous <input type="text"/>	<input type="text"/>

**Significant Architectural Features**

- Original Materials
  - Original Chimneys
  - Wall Decoration
  - Verandah Structure
  - Verandah Decoration
  - Original Parapet
  - Other Prominent Elevations
  - Appropriate Fence
  - Early Garden
- |                     |   |
|---------------------|---|
| Roof                | <input type="text" value="Form &amp; Finish"/>                              |
| Openings            | <input type="text" value="Doors &amp; Windows"/>                            |
| Decoration          | <input type="text" value="Quoinwork, porticoes, verandah"/>                 |
| Finish              | <input type="text" value="Unpainted"/>                                      |
| Stylistic Character | <input type="text" value="Victorian Georgian/ Early 20th Century Classic"/> |

**Present Threats**

- Human; mining
- Human; visitor erosion
- Human; vandalism
- Human; development
- Human; conservation/maintenance
- Human; stock
- Natural Forces; erosion
- Natural Forces; vegetation
- Not threatened

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Site Address	No.	Street/Site Name	Town/Suburb	Postcode
	205	Ballarat Road	Bell Post Hill	3215
			<b>Site Name</b>	Kardinia International College
<b>Description</b>				
<p>The buildings and landscaping of the primary and secondary school and former pastoral homestead have evolved on this site over a one hundred and forty year period. The architecture, landscape architecture, memorials, gates and other structures exist in a configuration dominated by the original homestead and designed to create a sense of community within the school, and are worthy of thorough research and documentation in order to appreciate their cultural significance, particularly as they work together to form a unique and indivisible cultural landscape. Classrooms, assembly hall, dining hall, kitchen, medical centre, boarding facilities, library, music, art and theatre facilities, are complimented by sport facilities such as ovals, tennis courts and a gymnasium. Ewen Laird was an honorary member of the School Board and sent his daughters to the school (Morongo Girls' College) and the most recent building complex, The Laird Centre, is named after him. Laird and Buchan were the architects responsible for the design, construction and maintenance of the majority of school's built environment, and remained so for many decades.<sup>8</sup> The complex is predominantly constructed of unpainted brickwork, with corrugated iron roof cladding and demonstrates many different architectural styles.</p> <p>The 1859 homestead is constructed of bluestone with Barrabool freestone decorative elements. A delicate verandah encircles part of the house. The original stables are still intact, as is some of the original landscaping and trees from the pastoral period. The original bluestone entry gateway is intact, although the magnificent wrought iron gates were removed a few years ago. The original gateway and driveway is an important link with the original homestead of the pastoral period and is lined with recently planted oak trees. These trees were donated by the Morongo Old Girls' Association. The three rows of Cypress trees extending along the boundary with the Ballarat Road are an important reminder of the early rural location of the school and there also appears to be some remnants of the early garden in this location.</p> <p>There are numerous buildings, structures, trees and memorabilia which date from the pastoral period and especially the sixty-eight years in which the property was used as a Girls' College. The greatly reduced land holdings is a reflection of the changes that have occurred to the property since it has been owned by Mr Katsumato. No new buildings or other structures have been built since 1994, although in 1999 the school announced plans for major changes.<sup>5</sup></p>				
<b>History</b>				
<p>Amongst the first European settlers in this area were John Cowie and David Stead, who were grazing thousands of sheep over Bell Post Hill and the Moorabool River flats areas by 1836. It is reputed that Cowie and Stead erected a lookout with a bell on this hill to notify settlers of the approach of a vessel in Corio Bay and possible attacks by the 'natives'.<sup>3</sup> This bell is extant in the grounds of the place. The land was sold to John Calvert in 1859 and in the same year tenders were called for the construction of the stone residence still extant on the site.<sup>3</sup> There is a view of the property with its gardens and outbuildings taken in 1926, which is when the property was first used as a school.<sup>4</sup> The Geelong Presbyterian Girls' College, later known as Morongo Girls' College, developed the place with most of the existing facilities dedicated to school use and remained on this site until 1994 when the school closed. The property was sold to Japanese businessman, Mr Katsumato and a new school, Kardinia International College, opened on this site in 1996. Large sections of the vacant land has been subdivided and new roads and houses have been built on it since 1996.</p>				
<b>Heritage Precinct: Significant Urban Character Features visually connected to this place</b> <i>(this section is only applicable to places in precincts)</i>				
			<b>Precinct Name</b>	N/A
<b>Neighbouring Buildings</b>	<input type="checkbox"/> Similar Types <input type="checkbox"/> Appropriate Bulk/Form			
	<input type="checkbox"/> Similar Styles <input type="checkbox"/> Appropriate Architectural Detailing			
<b>Urban Design</b>	<input type="checkbox"/> Significant Historical Development <input type="checkbox"/> Original Paving			
	<input type="checkbox"/> Significant Urban Focii <input type="checkbox"/> Appropriate Allotment Sizes			
<b>Landscaping</b>	<input type="checkbox"/> Significant Construction Dates <input type="checkbox"/> Appropriate Materials & Finishes			
	<input type="checkbox"/> Appropriate Set Backs <input type="checkbox"/> Appropriate Fence Designs & Locations			
				<input type="checkbox"/> Significant Views
				<input type="checkbox"/> Original Kerbing
				<input type="checkbox"/> Treelines <input type="checkbox"/> Public Gardens <input type="checkbox"/> Median Strips <input type="checkbox"/> Nature Strips

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SIGNIFICANCE SHEET

<b>Site Address</b>	<b>No.</b> 205	<b>Street/Site Name</b> Ballarat Road	<b>Town/Suburb</b> Bell Post Hill	<b>Postcode</b> 3215
			<b>Site Name</b>	Kardinia International College

**Comparative Listings**  
Geelong Grammar School, Geelong College, Ballarat Grammar, Ballarat and Clarendon College

**Statement of Cultural Significance**

*Recommendation: Because of the complex nature of the School (as there are important buildings, landscapes and objects too numerous to mention in this citation), it is highly recommended that a professional Conservation Management Plan be carried out. The Conservation Analysis Report, by Tim Perks will be a valuable resource for this work. The aesthetic, historic and social importance of the place is directly linked to its existing fabric. The Conservation Management Plan would provide essential and useful information to school administrators, planners, and designers so that informed assessments can be made in terms of future appropriate developments that compliments and protects extant significant fabric. This is particularly urgent in view of the proposal by the school to make major changes to the entry, with a new driveway, new school buildings as well as a change in use for some buildings.*

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 a 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 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.**

**References**

1. Willingham, *Historic Buildings & Objects Study*, vol.1, sheet 127.
2. *Morongo: The First Fifty Years.*
3. I.Wynd, *So Fine A Country: A History of the Shire of Corio*, pp.179-181.
4. T.Perks, 'Morongo', A Conservation Analysis', Architectural Thesis, Research Project, Deakin University, 1992.
5. Future Directions: Building Developments. Brochure, Kardinia International College, 1999.

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