

Osborne Park Masterplan

Prepared by Osborne Park Association Inc



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OSBORNE PARK MASTERPLAN

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CONTENTS:	page no:
1. Executive Summary	3
2. Introduction	6
3. Background	10
4. Consolidation of Land Titles	11
5. Sequential development of Osborne Park [floor plans]	13
6. Proposed future use of the many areas of Osborne House	16
7. The Stables Complex	19
8. The Boatshed	20
9. Heritage landscape areas	21
10. Centenary Fountain	24
11. Osborne Park Entrance Gates	24
12. Recreation Areas	25
13. Appropriate Redevelopment Actions	26
14. Management Structure for the Osborne Park site	27
15. Recommendations	29
16. Appendices:	
1. Brochure and Invitation to a 2015 Osborne Park Association Inc ANZAC Nurses Exhibition for the National Trust Heritage Festival 'Conflict and Compassion'	31
2. City of Greater Geelong resolution of Council 23 February 2021	32
3. Estate of Mary Jane Muirhead auction inventory list	34
4. Osborne Park Sports Reserve Usage and Proposed Traffic Management	41
5. Bellarine Arts Centre Community Asset Terms of Reference	43
17. Authorship of the Osborne Park Association Master Plan	49

1. EXECUTIVE SUMMARY

Osborne House, Stables and Precinct hold significant cultural heritage value for the community. This proposal advocates for City of Greater Geelong (community) ownership and management of historic Osborne House and Precinct. Our approach prioritises community engagement, heritage preservation and a vibrant community hub, in contrast and as a viable alternative, to developer involvement. It aligns with the council's commitment to community-focused revitalisation as demonstrated in the principles accepted by Councillors at the public meeting of 23 February 2021 and builds upon efforts explored through the Expression of Interest process which has to date, not yielded an acceptable outcome.

Vision:

To transform the precinct into a vibrant destination celebrating its heritage, fostering community engagement, and contributing to Geelong's economic and cultural life.

Key Strategies:

- **Heritage Rehabilitation:** Refurbishment and restoration of Osborne House and the stables complex, ensuring long-term conservation.
- **Restoration and Safety Upgrade:** The recent \$500,000+ renovation focused on stabilising the stable walls, repairing façades, and enhancing safety features¹. This marks the initial step toward the broader redevelopment.
- **Heritage Integration:** Celebrating the rich history of Osborne House through exhibits, interpretative signage, and educational programs.
- **Adaptive Reuse:** Develop complementary uses for non-heritage buildings that align with the vision and respect the heritage values.
- **Public Realm Enhancement:** Improved landscaping, pedestrian pathways, and connections to Osborne Park and the waterfront
- **Cultural Activation:** Host events, exhibitions, and educational programs that showcase the history and significance of Osborne House.
- **A Mixed-Use Approach for Sustainable Development:** The masterplan envisions a blend of community spaces, public amenities, and compatible commercial ventures. Examples include income-generating opportunities like cafes, art galleries, and event spaces, prioritising responsible practices and environmental sustainability.
- **Community Engagement:** Collaborative planning and ongoing consultation with stakeholders to ensure the project reflects the needs and aspirations of the community.

¹ City of Greater Geelong Media Release: Monday 27 September 2021: \$500k renovation for Osborne House and stables

- **Community Stewardship:** Establish a community-led management structure that fosters volunteerism, partnerships, and ongoing maintenance.

The Preference for Community Ownership and Involvement:

Community ownership of the Osborne House, Stables and Precinct was ratified by Council on 24 July 2018. Instead of developer-driven acquisition, prioritising community use of the precinct offers numerous benefits:

1. **Preserving Heritage:** Developers may prioritise modernisation over heritage preservation.
2. **Sustained Stewardship:** Community ownership fosters long-term, responsible management.
3. **Active Engagement:** Residents can contribute ideas and participate in the precinct's evolution.
4. **Community-Driven Decisions:** Ownership ensures decisions align with local needs and aspirations.
5. **Beyond Profit:** Community control prioritises social and cultural benefits beyond just profit.
6. **Inclusive Development:** Ownership minimises the risk of excluding community groups, businesses, or activities.
7. **Stability and Continuity:** Community ownership reduces the risk of displacement.
8. **Sustainable Funding:** Revenue generated can be reinvested into the precinct for its continued development.
9. **Stronger Community:** Ownership fosters a sense of place and strengthens community fabric.
10. **Accountability and Transparency:** Community ownership ensures decisions are made with public scrutiny and community interests at heart.
11. **Alignment with Community Well-being:** Community ownership prioritises well-being over potential developer interests that may not align with the community's needs.

This approach ensures the precinct's future reflects the values and aspirations of the community it serves.

Financial Feasibility:

- **Financial Commitment:** The Geelong council has allocated an additional \$8 million to that already spent on the stables rectification works, for the purpose of further restoration of the heritage buildings over the next three years, emphasising the long-term commitment to this project.

- **Diverse funding sources** will be explored including grants, partnerships, and revenue generation from activities and growth prospects.
- **A detailed cost-benefit analysis** will ensure financial viability and long-term sustainability.

Expected Outcomes:

- Increased visitation and engagement with Osborne House and the precinct.
- Enhancements to the cultural and historical landscape of Geelong.
- Preservation and interpretation of Osborne House's heritage for future generations.
- A thriving community-owned space that fosters social interaction, cultural exchange, and a sense of belonging.
- Increased access to arts, culture, and educational opportunities for all.
- Economic growth and job creation opportunities.
- Sustainable financial model ensuring the long-term viability of the project.
- A stronger and more empowered community through shared ownership and stewardship.

Implementation Plan:

- Establish a steering committee to oversee the project.
 - Secure Council approval
 - Investigate funding options and grants at state and federal levels
 - Finalise design.
 - Develop a phased approach with clear milestones and timelines.
 - Implement initial restoration and works according to the 2009 Conservation Management Plan.
 - Monitor progress and adapt strategies as needed based on feedback and evaluation.
 - Continue community engagement and ongoing monitoring.
 - Begin implementing initial projects to bring the vision to life.
-

2. INTRODUCTION

Since inception in 1999 the Osborne Park Association Inc. (OPA) has played an important role in preserving Osborne House, Stables and environs in community ownership, consistently advocating for community use. The OPA is a properly constituted, not-for-profit incorporated association, an umbrella group representing both individual members and community groups whose memberships number between five and 400, providing a supporter base of more than 800 members.

During seven years of tenancy (2010 to 2017) OPA's leased areas within Osborne House were shared with several community groups requiring meeting rooms. The intent has always been to keep the community engaged with the property which has been without a defined future since the amalgamation of municipal councils in 1993. To achieve this objective, OPA staged and co-hosted annual exhibitions, events, art and sculpture exhibitions, author presentations, book launches and high teas.

In March 2013 OPA hosted the Centenary of foundation of the Royal Australian Naval College, which opened at Osborne House in 1913. OPA members welcomed the Chief of Navy Vice Admiral Griggs AO CSC and the Commander of the Australian Fleet Rear Admiral Tim Barrett AM CSC as guests to a luncheon and exhibition, together with seven Admirals plus the cadets and marching band of HMAS Cerberus, descendants of the first



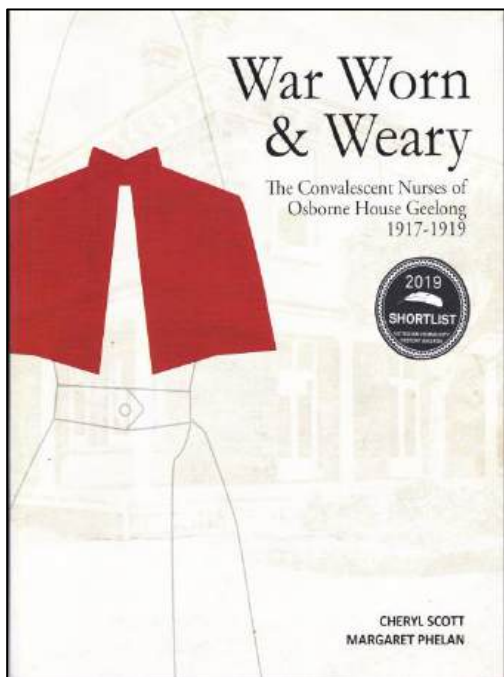
Chief of Navy Vice Admiral Ray Griggs AO CSC addressed the guests and inspected the HMAS Creswell Cadets
At the Centenary of the Foundation of the Royal Australian Naval College at Osborne House 2nd March 2013

cadets and invited dignitaries, including Warren Snowdon, (Minister for Veterans' Affairs). In recognition of the Australian Defence Force's association with Osborne House 1912 to 1927, Centenary of ANZAC events hosted by OPA, included homage to Geelong's association with WW1 nurses (see Appendix 1), a touring exhibition from the Shrine of Remembrance, which commemorated Indigenous Australians at War, and the AE2 submarine project which used OPA's leased areas as headquarters for their practice dive base in Corio Bay prior to searching for the submarine in the Dardanelles Strait, Turkey.

In 2018, OPA hosted a garden party to commemorate a similar event held in 1918 for the WW1 nurses recuperating at Osborne House. The President of the Returned Nurses League, Col. Jan McCarthy (ret'd) launched a book, written by OPA members, which provides vignettes of the lives of 50 of the nurses who resided at the property during 1917-1919. Osborne House was the first nurses' convalescent home in Victoria². A plaque dedicated to these women was unveiled by the Hon. Richard Marles MP in the presence of invited guests, descendants of WW1 nurses, Christine Couzens MP and Crs. A. Aitken, E. Kontelj and J. Mason. The book was subsequently shortlisted for a Community History Award by the Royal Historical Society of Victoria.

Pictured right: Centenary of ANZAC event at Osborne House, 18 November 2018: Cr Aitken, Christine Couzens MP the Hon Richard Marles, Cr Mason and Cr Kontelj.

With CoGG Council's assistance, and to mark two commemorative services at the



² *War Worn & Weary. The Convalescent Nurses of Osborne House Geelong 1917-1919* Authors: Cheryl Scott & Margaret Phelan. Published by the Osborne Park Association Inc 2018

Osborne House memorials for the Centenary of ANZAC, an Aleppo Pine and a Gallipoli Oak were planted in the front lawns of the mansion.

Two books have been written on the extensive history of Osborne Park, the successive owners and tenants³.

Christmas Carols (*pictured right*) were staged annually on the lawns, monthly farmers' and craft markets were facilitated and OPA participates still in the National Trust Heritage Festivals.

Over the past seven years OPA has continued to maintain the garden beds at the property on a regular basis.



In 2022 OPA sought the advice of a molecular biologist specialising in specific trees. No funding was available from Council, resulting in OPA volunteers choosing to address the stressed condition of the 160-year-old Norfolk Island Pine which is the centrepiece of the original circular drive to Osborne House.



Weed growth beneath the tree was removed, worm castings and worm juice were added as fertiliser to stimulate new growth and the ground beneath the tree was topped with redgum mulch. This action was funded by OPA at a cost of \$700. Molecular Biologist and Artist Dr Mary-Jane Walker, kindly donated time, expertise and organic material to save the tree.



³ *Osborne House on the Shores of Corio Bay at Swinburne Street North Geelong, Celebrating 150 years of Pastoral, Naval, Merchant Marine, Military, Social & Civic History 1858 – 2008*. Compiled by Cheryl Scott. Published Courtesy City of Greater Geelong. *The Osborne House Story, Revised edition* by Cheryl Scott. Publication made possible through a grant from Department of Planning & Community Development (DPCD) 2013. See also CoGG's 2021 publication: *Stakeholders Expectations*

In 2015, under the direction and guidance of Heritage Victoria, the National Trust Geelong Branch and CoGG Council's heritage adviser, OPA volunteers were the project managers for the restoration of the 1910 Percy Everett designed Osborne House ballroom. OPA contributed \$10,000 of funds raised from staged events to bolster the \$33,000 grant from Council.



Photos depict the restoration of the Ballroom at Osborne House during 2015/16, converting Corio Shire's five temporary offices plus meeting space to its original 1910 size and grandeur. Restoration remains incomplete, lacking correct light fittings and fireplace surround and overmantel.



Approximately 800 volunteer hours were committed to the Ballroom project by OPA members, valued by council grants acquittal criteria at an estimated \$20,000. The ballroom was officially opened by Cr. Eddy Kontelj on Australia Day 2017. Events were planned and bookings taken for use of the facility for 2017 but were cancelled when the buildings were closed to the tenant groups and the public by Government appointed Administrators in April.

These endeavors are all voluntary efforts by OPA members with the intent of ensuring that Geelong people do not lose their connection with this community owned, heritage protected property.⁴ And with this concept of keeping it for the community, submissions have been made to successive councils proposing that the entire property be established as a venue for artisans, lost trades, music, history and heritage, creating a tourism icon for Geelong. This proposal also fits within Council's Our Future⁵ 30 year community vision for Greater Geelong as follows:

⁴ Heritage Listings: Victorian Heritage Register No.HR H11-01; City of Greater Geelong Heritage Overlay No. HO207

⁵ Your Ideas, Our Future Stage 1 Community Engagement Interim Report February 2017

- item 3.7 : Cultural Assets - *our region's heritage*
- item 5.8: our community's 'culture' themed visions
 - *'Better arts and culture imbedded into the fabric of the City'*
 - *'A creative place that celebrates the past and embraces the present and future'*
 - *'A vibrant city where arts and culture are visible, accessible to all and celebrated'*
 - *'A vibrant, inclusive modern city which celebrates its natural and social heritage and cultural diversity'*
 - *Honouring the heritage of Geelong, especially buildings*
 - *'A place that offers venues for new artists of all types to express themselves and earn a living'*

Despite being excluded from the Osborne House precinct since April 2017 OPA members continue to meet monthly and await a reinvigoration of this important community asset.

At this critical time of consultations, OPA members request that this Osborne Park Association Masterplan be considered by Council, and the Sustainable Development Assessment Panel considering Expressions of Interest and all other stakeholders. It summarises an extensive body of OPA's knowledge which could be applied to likely development proposals.

3. BACKGROUND

This OPA Masterplan is a revision and merger of three previous documents:

- 2019 Agreed Concept
- Proposal for Culture and Community at Osborne House 2011
- Rescoping the Osborne Park Master Plan 2019

OPA's Masterplan 2024 adheres to the resolution of elected representatives of the City of Greater Geelong at the Council meeting of 23 February 2021 and its incorporated Principles, devised to guide the sustainable development of Osborne House, Stables and environs.⁶ It is consistent with the Lovell Chen Conservation Management Plan 2009 and subsequent updates⁷. There is "in principle" support for development in zones 1 and 3 but OPA does not support the inclusion of development zones 2, 4 and 5 in the 2021 Lovell Chen report. It is a significant departure from the earlier Council resolution and ignores view-lines from jetties/bay/walking areas on the bay and the curtilage of the house.⁸

⁶ See Appendix 1: Resolution of City of Greater Geelong Council and Principles accepted on 23 February 2021

⁷ Lovell Chen Osborne House Schedule of Works August 2018 and Review of Heritage Considerations February 2021

⁸ See page 21 of this OPA masterplan document: reproduction of Figure 1, Lovell Chen Review of Heritage Considerations 2021, page 3

4. CONSOLIDATION OF LAND TITLES

The land known as Osborne Park is divided into the sports grounds, belonging to the Crown and three allotments designated CA 56 A, B & C, owned by CoGG on behalf of the community.⁹

The defined boundaries are:

1. East : Corio Bay to West: Melbourne Road
2. North: boundary of the ovals and former Polo ground to South: Swinburne Street.

The Osborne Park Association contends that all titles to this land should be consolidated to reflect the original property boundary and avoid any possible future sale or subdivision of individual titles to the property¹⁰

Pictured: Title boundaries for Osborne Park : note that CA56C is not labelled but adjoins 56B and is shown next page

Source: Landata

Key to Crown Diagram:

- 56A – Osborne House
- 56B – Stables
- 56C – Former polo ground (not labelled)
- 56D – football & cricket grounds
- 56E & G – former railway easement
- 55A – former power station site



⁹ Source - Landata: Titles: Crown Allotments / Parish of Moorpanyal:

56A: Vol. 06400 Folio 850 56B: Vol. 07327 Folio 230 56C: Vol. 08217 Folio 251 56D: Vol. 11758 Folio 514
 56E: Vol 11758 Folio 515

¹⁰ Lovell Chen Conservation Management Plan: Osborne House 2009 page 170: 5.15 "Subdivision should be avoided"

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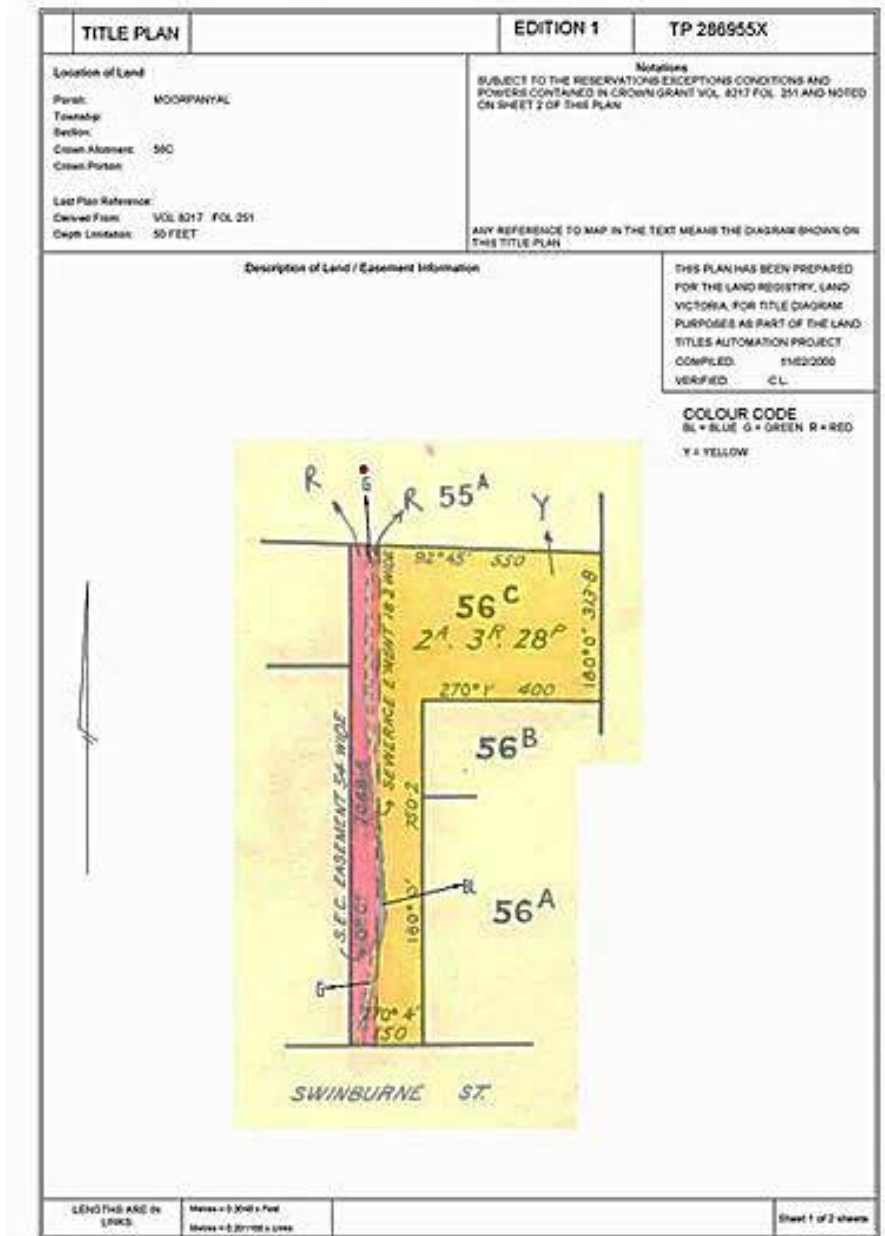
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Title Plan for CA56C



5. SEQUENTIAL DEVELOPMENT OF OSBORNE HOUSE & STABLES

Legend to the Floor Plans: pages 14 and 15:

1857-58 Muirhead building and stables complex	
1890's Russell extension	
1890-1900	
1910 Geelong Harbor Trust extension	
1966-67 Corio Shire extension	
1975-76 Corio Shire extension and Branscombe Room	
1992 -93 extension	

KEY: G= Ground Floor; F= First Floor; S= Stables

5.1 FLOOR PLANS CLARIFYING SEQUENTIAL DEVELOPMENT OF THE GROUND FLOOR OF OSBORNE HOUSE & STABLES: Key: G= ground floor; F= first floor; S= stables

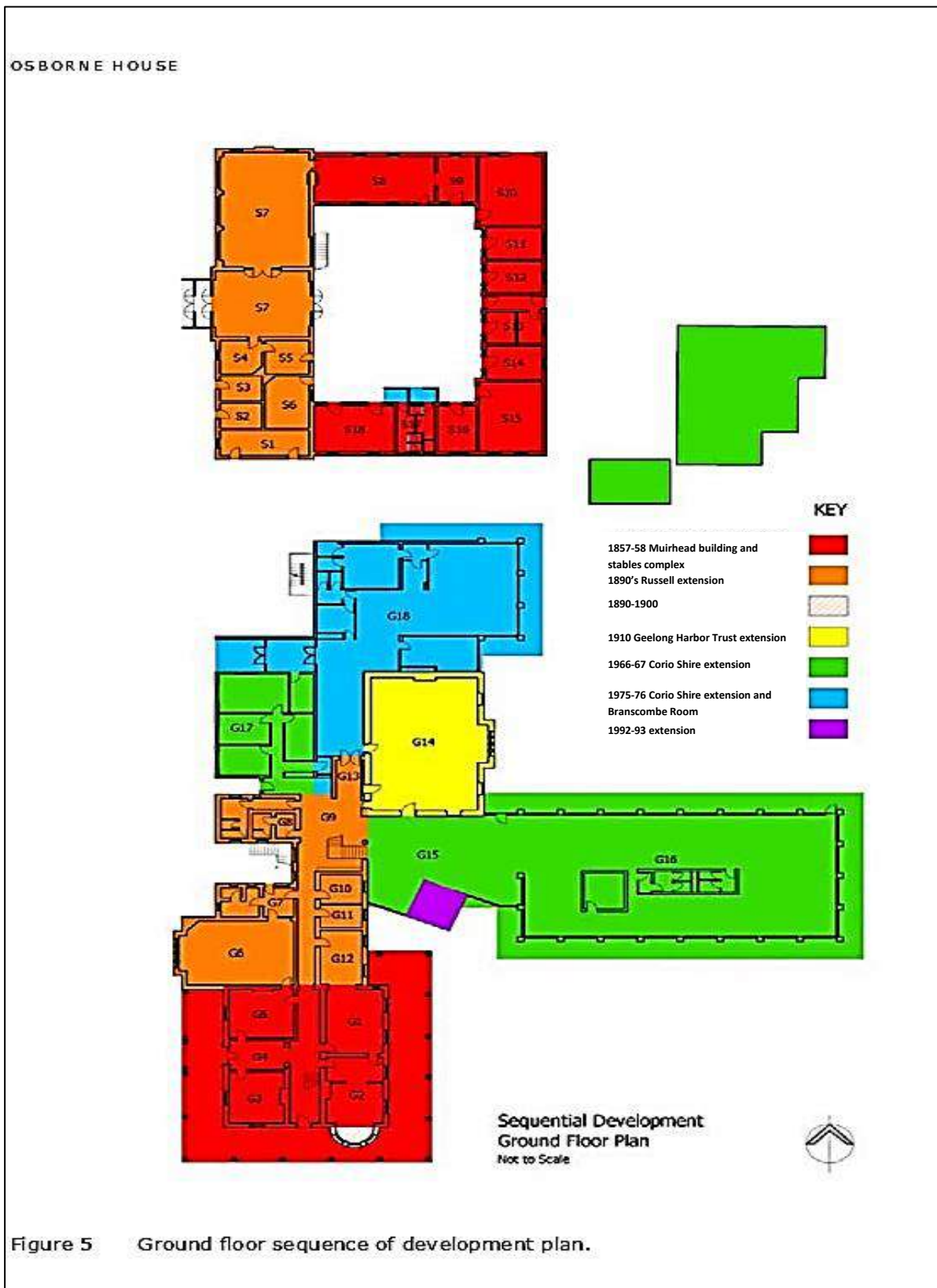
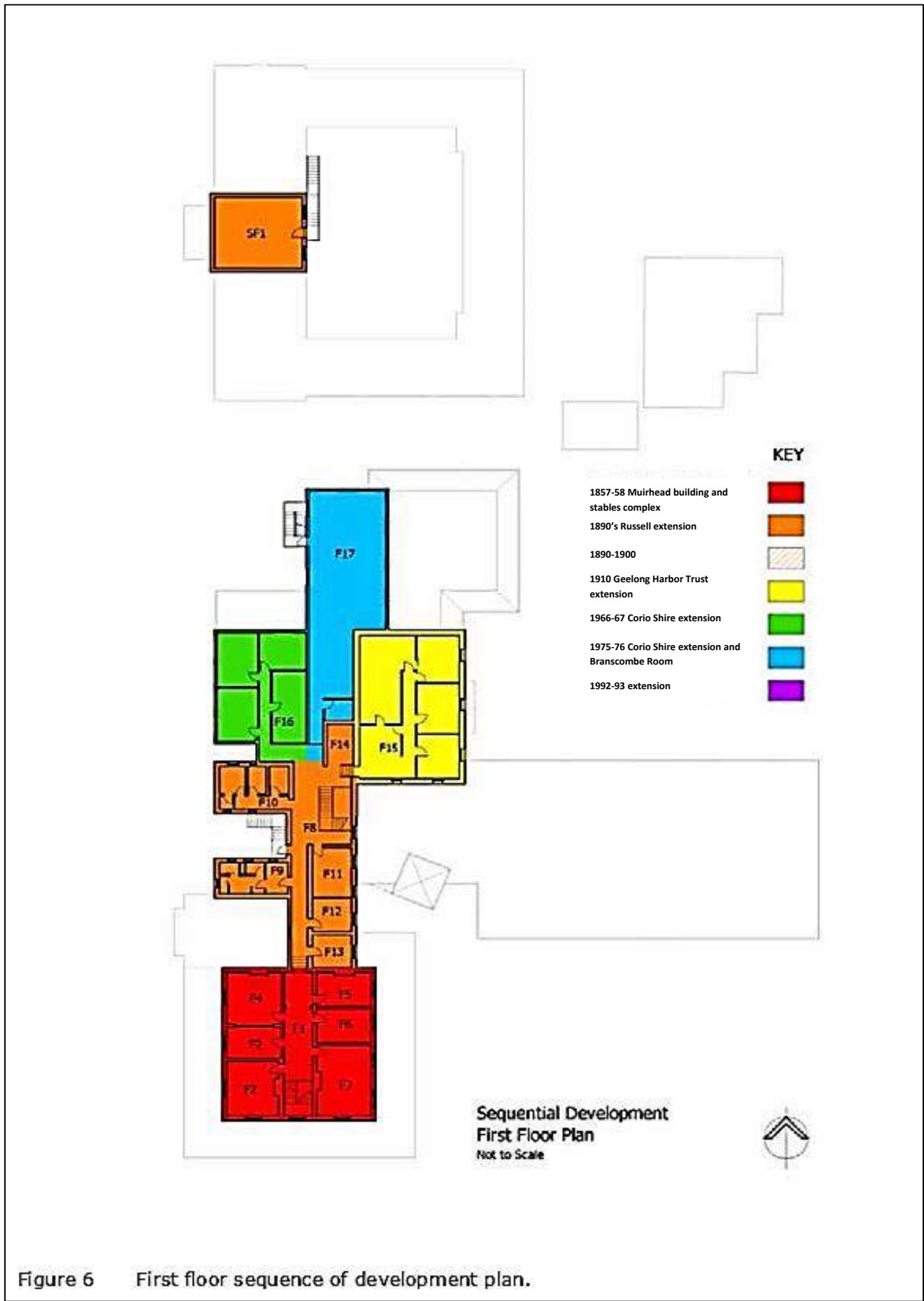


Figure 5 Ground floor sequence of development plan.

Floor plan source: Figure 5 Lovell Chen CMP 2009 page 12

5.2 OSBORNE HOUSE AND STABLES FIRST FLOOR: source: Fig. 6 Lovell Chen CMP 2009 p. 13



6. PROPOSED FUTURE USE OF THE MANY AREAS OF OSBORNE HOUSE

6.1 1858 MUIRHEAD BUILDING: GROUND FLOOR and FIRST FLOOR F1-F7

Requirements:

The Principles unanimously accepted at the CoGG Council Meeting of 23 February 2021¹¹ (see Appendix 2 for full details) must guide the outcomes, and in particular (9. Socially):

9.2.3: Uses that are complementary to and consistent with the concept of a community and cultural heritage precinct, with a proportion (percentage) of appropriately designed space made available for community use (e.g. accommodation of groups, meeting rooms, function area, etc.);

9.2.4: Opportunities to co-locate people and small-scale organisations who can benefit from the sharing of facilities and ideas in the areas of innovation and cultural activities/business; and

9.2.5: A community governance structure in place to oversee the future use of Osborne House.

OPA Recommends:

- Restoration of the 11 rooms of the Muirhead building, according to the recommendations of Lovell Chen CMP 2009
- Reinstatement of the chimney stacks and internal fireplaces to the ballroom, billiard and Muirhead rooms
- Muirhead cellar (under the dining room G1) to have the boiler removed and be re-opened to original size
- Restoration of the original front entrance and portico

FUTURE USE:

Entry fee applies.

- Interpreted as an early Victorian pastoralist's mansion, furnished in accordance with the 1864 Muirhead estate auction list as published in the Geelong Advertiser of 12 March 1864.¹²
- Public visitation



Picture: Osborne House c1870. Source Geelong Heritage Centre

¹¹ City of Greater Geelong Council Minutes of 23 February 2021, pages 73-79, Osborne House Sustainable Development Plan EOI Process

¹² See Appendix No.3: Muirhead estate auction list as published in the Geelong Advertiser of 12 March 1864

6.2 1890's RUSSELL EXTENSIONS: Ground floor G6-12 and First floor F9-17

6.2.1 BILLIARD ROOM [G6]:

- Restored fireplace, wallpaper, floor coverings, roof lantern¹³

FUTURE USES: available for hire: ie: small functions or events; meetings; presentations; tearooms; displays; author talks and book launches

6.2.2 KITCHEN G12

- Reinstate wall and fireplace between G12 and G1.
- Complete the 2017 kitchen renovation

FUTURE USE: Casual hire for pre-catered events and tenants' (community groups) use

6.2.3 THE GEELONG HARBOUR TRUST BALLROOM – GROUND FLOOR G14

- 2015 restoration to be completed: fireplace and surround; French windows to the south wall; appropriate period doors to the west wall; light fittings

FUTURE USE: available for public hire, staged exhibitions, and special events

6.3 FIRST FLOORS OF RUSSELL EXTENSION F9-F17

- Room sizes configured to suit anticipated requirements.
- Community groups will occupy permanent spaces on annual leases
 - A requirement of any planning approval or head lease is to stipulate that certain areas are always to be leased to community groups and it is recommended they be secured by a section 173 agreement¹⁴.
 - Lockable storage units available in windowless storerooms for user groups
- Casual room hire as required ie: not designated permanent spaces
- Commercial enterprises – short term room hire as required or 2-3 year commercial leases eg: accountants, architects; artisans, resident artists, performance artists rehearsal space, film makers, entrepreneurial startups requiring small office spaces¹⁵

Note: Community groups would be afforded the same financial considerations as those using other Council facilities ie: nominal rents and casual rates

FUTURE USES: casual hire for pre-catered events; tenant use

¹³ Lovell Chen Osborne House Conservation Management Plan 2009 p.182 item C16 and Schedule of Works 2018, page 22 Item C.16

¹⁴ CoGG website: [geelongaustralia.com.au/planning/article/item: A Section 173 Agreement is a legal agreement made between Council and another party under Section 173 of the Planning and Environment Act \(1987\).](http://geelongaustralia.com.au/planning/article/item: A Section 173 Agreement is a legal agreement made between Council and another party under Section 173 of the Planning and Environment Act (1987).)

¹⁵ Reference Abbotsford Convent Collingwood

6.4 CORIO SHIRE EXTENSIONS: GROUND FLOOR

6.4.1 1966/67 EAST WING G15 & G16

- Considered of little or no significance in the Lovell Chen 2009 CMP¹⁶ demolition of the East Wing is supported.
- Views from the buildings to Corio Bay and views of the architecture and setting of the buildings from the surrounding precinct, and from the Bay must be returned and protected.

6.4.2 1966/67 CORIO SHIRE EXTENSION G17

- Refers to access from the external door to the north and the corridor between G9 and G17
- To be refurbished as a meeting room

FUTURE USE: proposed community group meeting space: Casual but regular users for example: the Osborne Park Association, Vietnam Veterans Geelong Branch, Corio Bay Camera Club, Geelong Society of Model and Experimental Engineers, VIGEX International Photographic Salon

6.4.3 1975/76 BRANSCOMBE ROOM G18

- Footprint to be enlarged as per Lovell Chen CMP 2009 page 166
- Commercial kitchen upgraded and registered for use

FUTURE USE: Commercially leased restaurant and function centre.

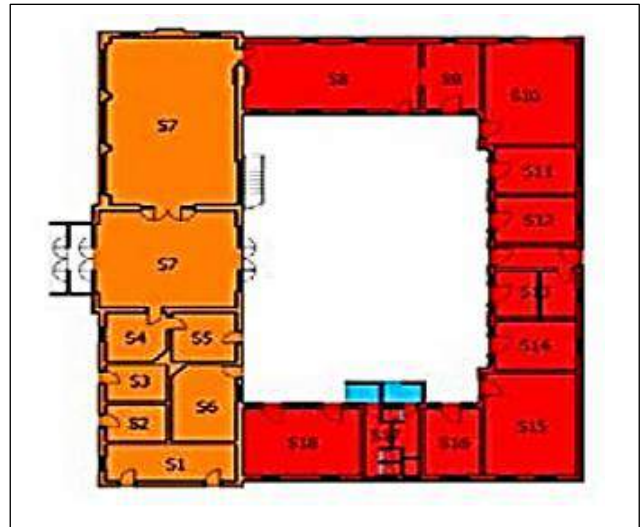
6.4.4 CORIO SHIRE AND HARBOUR TRUST EXTENSIONS FIRST FLOOR F9-F17:

- **see Item 6.3:** suggested community and commercial arrangements

¹⁶ Lovell Chen Conservation Management Plan 2009 page 132

7. THE STABLES COMPLEX

(see colour coded floor plans page 15 of this document and stables of same reproduced at right)¹⁷



7.1 1857-58 Muirhead Built Stables And Coach House [depicted in red] S8 to S18

- Allocated rooms to reflect original Muirhead stables
- Lost trades in keeping with usage as colonial coach house and stables

FUTURE USE: community use and tourism

7.2 Geelong Memorial Brass Band – suggested use in S14 and S15

FUTURE USE: practice room and equipment storage

7.3 Philip Russell's Stables Extension: S1 To S7 (depicted in orange)

- Recreate the carriage and stables to reflect ownership by Philip Russell 1888 to 1900
- Incorporate 'lost trades' into some of the courtyard-facing stables ie: wheelwright, blacksmith, barrel making, leatherwork, crafting chairs, carriage restoration and glass blowing

FUTURE USE: tourism

7.4 First Floor Of Stables: SF1

FUTURE USE- use to be decided due to external stair access, dependent upon safe access.



¹⁷ from Lovell Chen Osborne House Conservation Management Plan 2009 p. 12

8. THE BOATSHED

Dated c1905: Cited on Heritage Council Victoria Heritage Inventory Number H7721-0151, Hermes No. 112654

Cited in Lovell Chen 2009: quote:

“Ideally the timber boathouse – a rare surviving fabric from Osborne House’s tenure as a Defence site – should be relocated from this precinct to a new site in close proximity to the jetty subject also to this being feasible and a use found for the structure. If this is not possible, relocate the boathouse as close as possible to the water’s edge. Failing this, relocate it elsewhere within the grounds.”¹⁸

FUTURE USE: Naval Museum

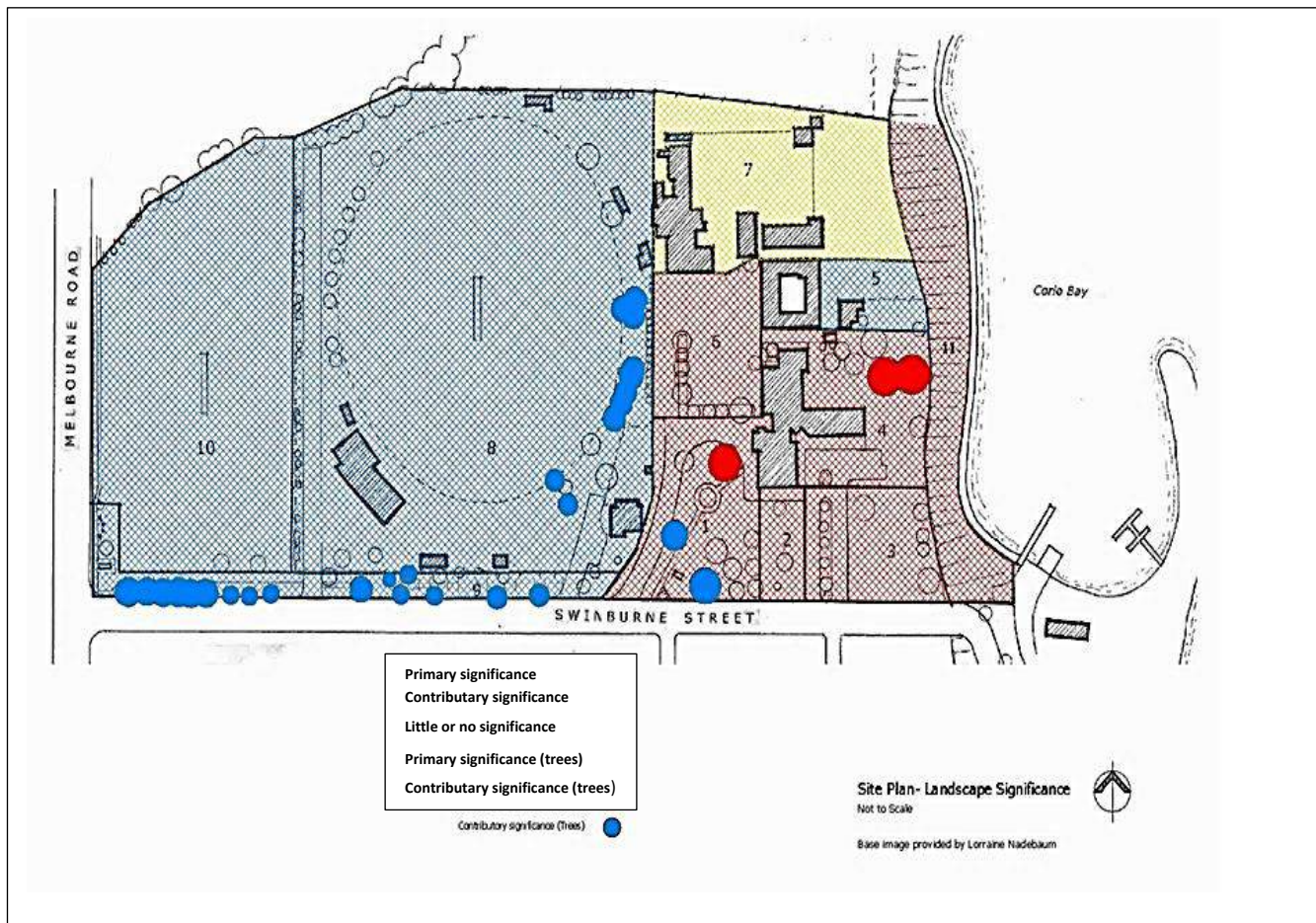
With restoration and sympathetic additions, this structure would become a museum for the history of Australia’s navy presence at Osborne House and Australia’s Defence Department tenancy from 1912 to 1927.



¹⁸ Lovell Chen CMP 2009 page 151 Landscape Precinct 7

9. HERITAGE LANDSCAPE AREAS

The landscape areas marked 1, 2, 3, 4, and 6, on the 2009 Lovell Chen CMP (below) hatched and coloured red, identify them as of Primary Significance.¹⁹



OPA contends that the extra development zones identified in the Lovell Chen February 2021 Osborne House and Stables Review of Heritage Considerations²⁰ (see next page) are inconsistent with development in the red zones of the previous CMP and have the potential to block sightlines to the heritage buildings.

¹⁹ Image source: Lovell Chen Osborne House Conservation Management Plan 2009 page 133

²⁰ Lovell Chen Osborne House and Stables Review of Heritage Considerations February 2021, page 3



9.1 In the long term, the significant areas identified in the 2009 Lovell Chen’s CMP²¹ should gradually be restored, according to the tables therein.

²¹ Lovell Chen Osborne House and Stables Conservation Management Plan 2009 page 133

9.2 Driveways, pathways and hardstand areas must be surfaced in light coloured gravel. The driveway access and turning circle must also be constructed in light coloured gravel finish, bordered both sides with brick spoon drains²².

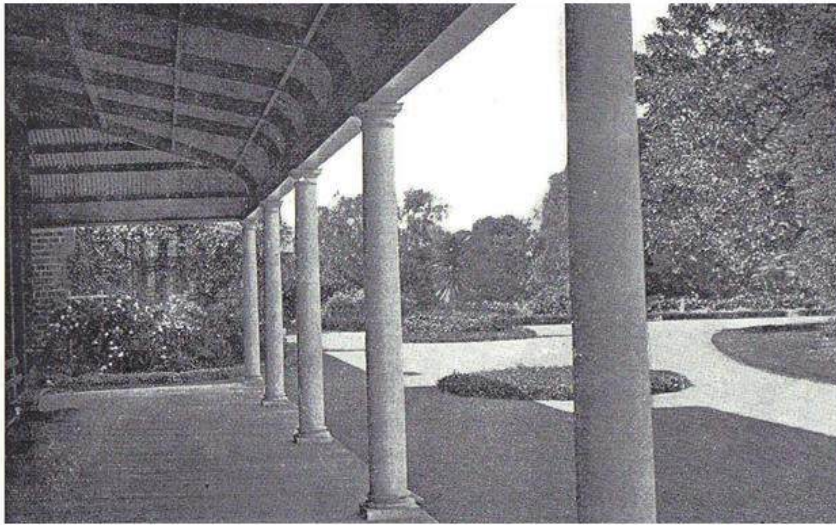


Figure 29 View of east garden showing gravel hardstand, circular lawn and circular garden beds featuring New Zealand Cabbage Trees, c. 1911.
Source: E J Brady, *Picturesque Port Phillip*, p.14.

*Pictures sourced from Lovell
Chen Osborne House and
Stables CMP 2009
pages 34 & 36*



Figure 24 The stables and coach house, 1899.
Source: *News of the Week*, 3 June 1899, copy held at the Maritime Museum.

9.3 The Norfolk Island Pine in the circular driveway entrance (*pictured right*) and other listed significant trees (*precinct 1 and 4*) as identified in the Conservation Management Plan must be regularly cared for and protected²³ as must the WW1 commemorative centenary plantings of Gallipoli Oak and Aleppo Pine.



²² ib id page 163

²³ ib id page 148

10. CENTENARY FOUNTAIN

Remove current flower bed, restore stone surround, replace Abe Wood plaque, reinstate fountain pump and reactivate.



Photos: images left and above depict the previous and current incarnations of the Centenary Fountain at Osborne House

11. OSBORNE PARK ENTRANCE GATES

11.1 Restoration of the Osborne Park gates:²⁴

- under-pinning to straighten the bluestone pillars.
- replace missing Barrabool Sandstone capping.
- repair/restore cast iron gates and railings.
- restore the enamelled name plates.



11.2 Restore pedestrian gravel path from the entry gates to Osborne House²⁵

²⁴ Lovell Chen Osborne House and Stables Conservation Management Plan 2009 page 82

²⁵ ib id page 146

12. RECREATION AREAS

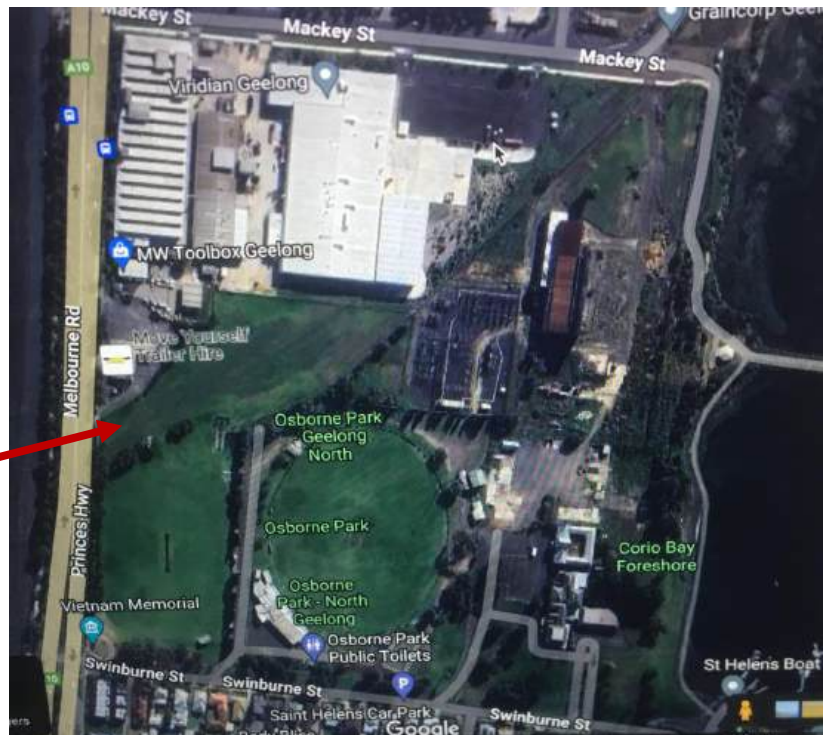
Since the 1890’s there have been sporting facilities at Osborne Park, created by then owner, Philip Russell. Russell bred polo ponies and held matches with a variety of Victorian clubs at his private polo ground to the north of the stables of Osborne House. He also created a racetrack to the west of the mansion and a cricket ground with a small replica version of England’s Lords pavilion. He named his eleven the Non-Descripts²⁶.

To quote Lovell Chen (2009):

“The cricket ground has remained essentially intact since its creation by Phillip Russell, although the planting and building structures around the grounds have generally been replaced. The cricket ground should be retained as an open cricket/sports field accessible to the community. The retention of the cricket ground also reflects the local significance of the facility, which is proposed for an individual Heritage Overlay”²⁷.

The recreation area now known as “Osborne Park” is a district sporting reserve adjacent to historic Osborne House. The reserve has a netball court, two ovals, cricket practice nets, a pavilion and a fire brigade running track and a small playground. Statistics for usage of these facilities by the fire brigade, North Geelong Football and Netball Clubs and North Geelong Cricket Club indicate the heavy vehicular and pedestrian use of Swinburne Street. See Appendix 4 page 42 under traffic management.

Safe access to the Osborne Park recreational areas and buildings for both adults and children should be via the rail reserve (owned by City of Greater Geelong) shown north of Osborne Park. See Recommendation 15.6 page 29)



²⁶ The Leader Geelong Supplement, 3 June 1899

²⁷ Lovell Chen 2009 page 151 and page 198 reference: The Greater Geelong Outer Areas Heritage Study, Stage 2 (April 2000) identified Landscape Precinct 8 (the Cricket Ground) as being of regional significance for aesthetic, historical and social reasons. It is proposed for an individual heritage overlay.

12.1 SPORTS GROUNDS

- create a new entrance from Melbourne Road via the railway reserve, see map page 25
- new boundary fencing

12.2 SOUTHERN END OF THE EARLIER RUSSELL POLO GROUND (formerly Corio Shire Depot Yard)

- to be returned to a sports ground: ie: a junior players' practice cricket ground

12.3 CAR PARKING

- car parking spaces at the west end of the polo field to accommodate patrons and compensate for the loss of car parking, the result of the reinstatement of Heritage Gardens
 - disabled parking & bus parking closer to the Stables and Restaurant complex
 - the railway reserve as the new entrance to the property, would also have indicative signage as entry for car parking
-

13. APPROPRIATE REDEVELOPMENT ACTIONS

Several recommendations have been noted already regarding restoration requirements, but the following are also deemed appropriate:

- Demolition of the east wing ²⁸
 - Removal of the caretaker's house and garage ²⁹
-

²⁸ Lovell Chen 2009 page 165-6 - Zone 1

²⁹ ib id page 156

14. MANAGEMENT STRUCTURE FOR THE OSBORNE PARK PRECINCT

With adherence to the adoption by Geelong Council of guiding principles at the public meeting of 23rd February 2021³⁰ (Appendix 2, and with community engagement, a collaborative governance structure will be established for the future management of Osborne Park. This structure will involve representation from Council, the community and commercial tenants.

A comparative example of a successful Geelong Council owned and community managed structure is The Potato Shed Drysdale (The Bellarine Multi Arts Community Asset)³¹

The Bellarine Multi Arts Community Asset was established in 2020 pursuant to section 65 of the Local Government Act 2020 for the purpose of managing the Potato Shed and has successfully operated under this model since.

It has joint venture partners, provision for a committee of management and Terms of Reference which reflect the Joint Use Agreement. (For full document see Appendix 4)

Based on both the Potato Shed model and Geelong Council's recommendation for key stakeholder inclusion³² outlined for the Sustainable Development of Osborne House, the suggested composition of the Osborne Park committee would include the following representation:

- 2 representatives of Council (one of whom is a Councillor as Chair)
- 1 National Trust representative
- 1 Naval Museum representative
- 1-2 commercial tenant representatives (café/restaurant managers)
- 1 Wadawurrung Aboriginal Corporation representative
- 6-8 community representatives:
 - 2 Osborne Park Association executive representatives
 - 2-3 community group tenants representatives. (eg: Corio Bay Camera Club, VIGEX, Geelong Museum Association, Veterans Associations or as nominated)
 - 1-2 North Geelong Football, Netball & Cricket club representatives

³⁰ See Appendix 2.: Resolution of elected representatives, City of Greater Geelong council meeting of 23 February 2021

³¹ See Appendix 5 : Bellarine Arts Centre Community Asset Version 2 : Community Asset Committee Terms of Reference, 12 December 2023

³² City of Greater Geelong Council Minutes 25 February 2020, Osborne House Sustainable Development Plan page 21, Report : Community engagement page 23, Item 6

Purpose of the Committee

- The management and promotion of the Osborne Park precinct
 - Developing a long-term vision and strategic plan for the park.
 - Oversee the budget and financial management.
 - Approve decisions regarding maintenance, restoration and potential development projects.
 - Ensure adherence to heritage conservation regulations and best practices.
 - Ensure compliance with all legal obligations.
 - Employ staff and engage contractors as required for the purposes of the precinct.
 - Facilitate communication and collaboration between community members, tenants, and stakeholders.
 - Establish a pricing structure for activities - tours, school visits, and space rentals.
 - Develop a collections policy.
 - Prepare accounts records and an annual financial statement for the audit process
 - Engage a Property Manager or CEO to administer day-to-day operations of the site.
-

15. RECOMMENDATIONS

15.1 OPA proposes a community based creative arts/heritage/innovation concept with commercial elements. It differs from Expression of Interest alternative options by having a projected governance and management structure that benefits the community as opposed to a 'for-profit' private enterprise on an extensive lease that risks not only the Council losing control over long-term outcomes, but also the community aspect of the Principles not being adhered to.

15.2 OPA's firmly held view is that no artefacts relating to the maritime, naval, cultural and civic history of Osborne House and environs should be removed and/or disposed of while the future use of this iconic site is uncertain, and yet to be approved by Council.

15.3 OPA recommends that Council's obligations must be met by following the Inspection Schedule template provided in '*Minimum standards for maintenance and repair of heritage places*', under s.19(2) of the Heritage Act 2017.³³

15.4 Osborne Park land titles are to be consolidated³⁴:

15.4.1 To preserve the original 1858 boundaries of the Muirhead property

15.4.2 To protect the property from future subdivision, private sale, and overdevelopment.

15.5 Heritage landscape areas, as recommended in the Lovell Chen Conservation Management Plan 2009, are to be gradually reintroduced and hard stand driveways restored with gravel.³⁵ It should be noted that:

15.5.1 the updated Lovell Chen 2021 report with potential development in zones 2, 3 and 5 is not consistent with the identified landscaped areas.

15.5.2 that development in zones 2, 3 and 5 would obscure significant sightlines to Osborne House and Stables

15.6 Assessment of traffic movement in Swinburne Street is essential. The situation is potentially dangerous due to the number of sporting teams using their facilities, residential development at Stella Maris with one-way only ingress to their intended 55 apartments, proposed uses of the Osborne House precinct and boating activity at St Helens boat ramp, including the Coast Guard.

15.6.1 Details of the issues are stated in Appendix 4.

15.6.2 In consultation with Department of Transport, Council must consider the availability of a new entry point to the Precinct off Melbourne Road.

15.2.3 That the new entry via the rail reserve should also be the entrance to the Osborne Park buildings as well as recreation areas.

³³ Minimum Standards for Maintenance and Repair of Heritage Places. Made and Published under S.19(2) of the Heritage Act 2017. Published by Heritage Victoria, 2 Lonsdale Street, Melbourne 3000

³⁴ Landata Titles Crown Allotments 56 A - G

³⁵ Lovell Chen Conservation Management Plan: Osborne House 2009 Page 149

15.7 Required works and proposed future uses of Osborne House and Stables are to be implemented.

15.8 The Boatshed, with a sympathetic addition, offers the opportunity to create a naval museum to explain the importance of Osborne Park to Australia's Defence Department over 22 years and two world wars.

15.9 The Centenary Fountain, opened by Governor Sir Rohan Delacombe in 1964 and currently a flowerbed, must be restored to a working fountain in recognition of the 130-year history of the Shire of Corio and its 52-year occupation of Osborne House.

15.10 The Osborne Park entrance gates must be restored and their connection to the mansion be reinstated.

15.11 Redevelopment areas identified in the Lovell Chen CMP 2009 be implemented – ie:

15.11.1 Removal of the east wing

15.11.2 Removal of the caretaker's house and garage

15.12 A Committee of Management will be appointed to administer the entire Osborne Park site, overseeing both commercial leases, community group occupation of Osborne House and Stables.

15.13 A Property Manager or CEO will be employed to administer the day-to-day running of the entire precinct with a supporting secretariat.



APPENDICES

APPENDIX 1:

Brochure (right) and invitation (below) to the Osborne Park Association 2015 National Trust Heritage Festival commemorative exhibition, celebrating the role of the Red Cross and the nurses of WW1 with sponsors and exhibition duration noted.

Two great World War I exhibitions on display at historic Osborne House



Osborne House:
a Red Cross Rest Home for War Worn Nurses 1917-19
53 Swinburne Street
North Geelong
Enq: 0418 324 100

& Our ANZAC Nurses



2 - 31 May 2015
Open Thursday to Sunday
10am - 4pm

Supported by Red Cross, Carole Woods, RHSV, AWM & the CoGG Community Arts Grants Program

National Trust 2015 Heritage Festival: Conflict & Compassion Exhibitions

A National Trust 2015 Heritage Festival Event: Conflict & Compassion

The Osborne Park Association Inc

invites you to attend the Official Opening of 3 Outstanding Exhibitions

The Australian Red Cross in the Great War

Our ANZAC Nurses

Honouring the women who trained at Geelong Hospital pre-enlistment, the women who lived in the Geelong region and the women who recuperated at Osborne House, Victoria's First Red Cross Rest Home for War Worn Nurses 1917-1919

A Camera on Gallipoli - the photos of Charles Ryan


scenes providing the context for the roles of women in support of "Our Boys"

DATE: Friday 1st May 2015 at 6pm for 6.30pm :
Col. Jan McCarthy , President Returned Nurses RSL Sub-branch, ANZAC House Melbourne Officiating





VENUE: Osborne House, East Wing, Swinburne St North Geelong

RSVP: to Cheryl Scott ph: 0418 324 100 or via email osborneparkassocn@hotmail.com
by Friday April 24 [please advise if you wish to bring a partner]

Exhibition hours:
10am - 4pm
Thurs - Sun May 2nd -31st



Supported by Red Cross., RHSV, Carole Woods, The AWM, Amor Antiques
The Costa Group & the CoGG Community Arts Grants Program

APPENDIX 2:

Resolution of elected representatives at the City of Greater Geelong council meeting of 23 February 2021

Cr Aitken moved, Cr Grzybek seconded -

5. That Council:

- 5.1 Endorse the implementation of an Expression of Interest process for Osborne House as outlined in the corresponding report to Council;**
- 5.2 Note the options paper for the future of maritime and naval collections, and that the housing of the collections at Osborne House will also be considered as part of the proposed redevelopment and the Expression of Interest process;**
- 5.3 Authorise the amendment of the draft Expression of Interest document (Attachment 2) prior to its endorsement by the Project Control Group to accurately reflect the area defined as 'Osborne House' is consistent with the definition adopted by Council in February 2020, that is, any reference to 'Osborne House' incorporates the house, stables, Council depot (being the former Russell Polo Field) and adjacent landscape; and**
- 5.4 Note that an option for sale of the land and buildings is not being considered as part of the Expression of Interest process.**

Carried.

Social Equity Considerations

9. The EOI process will be guided by the principles adopted in Council's previous report on this matter in February 2020. These principles are as follows:

9.1 Culturally:

- 9.1.1 Interpret, protect and celebrate the values of the land known as Osborne Park;
- 9.1.2 Any future development of Osborne House should involve the interpretation, protection and celebration of the First Nations' heritage along with the significant post-settlement heritage buildings and landscape;
- 9.1.3 Any future development should consider the total restoration of the significant heritage buildings of Osborne House, as identified in the Lovell Chen Conservation Management Plan 2009, including giving consideration to its naval heritage;
- 9.1.4 That a heritage interpretation plan shall accompany any proposal for the future development and use of Osborne House; and
- 9.1.5 The Muirhead and Russell buildings to be made available for general public use and ensure contemporary heritage interpretation of the spaces/buildings.

9.2 Socially:

- 9.2.1 The future management and development of Osborne House should consider a mix of community, public and commercial uses, while also providing for public access and community use;
- 9.2.2 Future management and development of Osborne House should ensure the ongoing public recreational use of the adjoining Osborne Park sports fields;
- 9.2.3 Uses that are complementary to and consistent with the concept of a community and cultural heritage precinct, with a proportion (percentage) of appropriately designed space made available for community use (e.g. accommodation of groups, meeting rooms, function area, etc.);
- 9.2.4 Opportunities to co-locate people and small-scale organisations who can benefit from the sharing of facilities and ideas in the areas of innovation and cultural activities/business; and
- 9.2.5 A community governance structure in place to oversee the future use of Osborne House.

9.3 Financially:

- 9.3.1 Any future proposal will consider ideas from private partners for developments to occur in zone 1 and/or zone 3 of the Osborne House site under a long-term lease arrangement, noting that any future development must comply with principles of the Conservation Management Plan (2009) by Lovell Chen.
- 9.3.2 Osborne House shall be retained in public ownership.
- 9.3.3 Tenancy arrangements can be considered over all or part of Osborne House, to generate income to cover ongoing maintenance and ensure the viability and financial sustainability of Osborne House, however these arrangements must ensure an appropriate level of public access and use;
- 9.3.4 All and any areas identified for sole use by community groups and general public, to be under direct control of the City, in perpetuity;
- 9.3.5 To make safe and secure, restore the heritage asset, reopen for public uses and leverage other potential funding, Council will contribute up to \$10 million over three to four years (including the \$2 million contribution made during 2019/20 and 2020/21);
- 9.3.6 Future funding will be accumulated and held in an Osborne House (Heritage Restoration) Provision; and
- 9.3.7 That any future development of Osborne House should also give regard to broader government objectives (i.e. employment creation and increased local civic and economic development).

9.4 Environmentally:

- 9.4.1 Osborne House be developed and maintained consistent with Council's Sustainability and Asset Management Policy(s) for public buildings; and
- 9.4.2 That the surrounding landscape of Osborne House be developed and maintained consistent with Council's policies and incorporating the heritage principles identified in the Lovell Chen Conservation Management Plan 2009.

SALES BY AUCTION

BY JOHN DAVISON
MONDAY, 14th March,
AT 12 O'CLOCK

AT OSBORNE HOUSE
The Residence of the late Mrs Muirhead

For the accommodation of intending purchasers
Special Carriages will be attached to the train
leaving Geelong at 11.40 a.m. returning at 6.55 p.m.
Fares to be credited in accounts.

N.B. – The carriage, horse, harness, buggy, and cow
will be offered at 3 o'clock sharp

IMPORTANT SALE
OF
MAGNIFICENT
HOUSEHOLD FURNITURE

**BRILLIANT TONED FULL GRAND
PIANOFORTE,**
By Broadwood,

**BREAKFAST ROOM,
LIBRARY,
DINING, DRAWING
AND
BEDROOM SUITS;**
E. P. WARE,
GLASS, CHINA, TABLE CUTLERY,
BRUSSELS AND VELVET PILE
CARPETS,
CHOICE ENGRAVINGS AND PICTURES,
FAMILY CARRIAGE,
CARRIAGE, HARNESS,
SADDLES, BRIDLES,
&c, &c.

JOHN DAVISON has been instructed
by the Administrator to the Effects of the
late Mrs Mary Jane Muirhead, to sell by
auction at her late residence,

OSBORNE HOUSE,
(Opposite the West Geelong railway Station)
ON MONDAY, 14TH MARCH

The whole of the
RECHERCHE SUITES OF FURNITURE,
Comprising -
VERANDAH.

2 door scrapers
2 coir mats
11 plants in pots, and lot flower pots
Double perambulator

ENTRANCE HALL
4 white wool mats
Pol. Oak marble top hat and umbrella stand
2 do do carved back hall chairs
Floor cloth, 40 yards
2 engravings – the “Farmer’s Friends and “Pluck”
Pol. Cedar chiffonier
Do Do carved back sideboard, raised panels, scroll
pillars, cellarette etc.
Do Do colonial sofa and squab

BREAKFAST ROOM
6 pol. cedar hair-seated chairs
1 do do couch spring seated, in hair
1 do do hair seated arm chair
2 cane back and seat rocking chairs
1 antimacassar, window hangings etc
Pol. cedar breakfast table on casters
Damask table cover
1 square pianoforte, by Wornum in mahogany
Lot music
Damask cover
Light-tuned musical box
Mahogany coffee table
Steel-mounted fender and set fire irons
Japanned coal scuttle
2 feather dusters
Pair green and gold Bohemian vases
1 pier glass in massive gilt frame, 40 x 50

Breakfast Room cont'd

Excellent 21 day timepiece in black marble
Oval looking glass on ebony stand
Thermometer and Taper stand
4 small engravings in cedar frames
1 engraving in maple frame – The Duett
1 do do do – Age and Infancy
1 do do do – Trial of Earl of Stafford
1 Exhibition prize sideboard by Ashmore & Son in
pol. blackwood, elaborately carved and
finished with cellarette, plate slides, drawers
etc. cost 100 guineas
1 sarcophagus in polished blackwood, handsomely
carved and finished
2 E. P. tea and coffee pots
Bronze tea urn
Small kettle and tea pot
3 liqueur bottles
White and lavender China breakfast service, 28
pieces
Parian butter cooler
Sundry breakfast ware, 26 pieces
7 metal egg cups
Rosewood tea caddy
Cruet stand and water monkey
Cedar knife box and 6 black knives and forks
1 doz balance handle knives and steel
12 tea, 12 egg, 7 dessert spoons
Caddy spoon, sugar tongs, 4 pickle forks
6 E. P. breakfast forks
2 E. P. candlesticks and snuffers
Excellent Brussels carpets, 42 yards
Drugget
Hearth rug

LIBRARY

6 pol. mahogany leather covered chairs, shaped
backs
1 do do do do easy chair on castors, spring seated
1 do do do do couch, spring seated
1 do do loo table
Green and drab cloth cover
Pol. rosewood loo table, massive pillar stand and
claws
Green cloth cover
Polished cedar bookcase, with secretaire, fall slope
for writing, pigeon holes etc
1 cane seated rocking chair
Superior V. P. carpet, 38 yards

Library (cont'd)

Reversible hearth rug
Steel mounted fender and set fire irons
Pol. rosewood whatnot, scroll supports, and plate
glass back
Small square occasional table
2 carpet covered footstools
Excellent 28 day clock in black marble, with
monthly and daily indicators
1 pler glass in rich gilt frame, 40 x 50
Pair E. P. candlesticks
Carved lion and lot ornaments
Cash box
Basket and boxes toys
3 glass paper weights
P.m. papitric
2 fancy baskets, lot specimens, shells &c.
1 berceurette
Basket and lace workers
Lot Illustrated London News
9 Superior steel engravings, in maple frames –
subjects:-
Peter and John Healing the Lame man
Paul and Barnabus Rejecting the Sacrifices at
Lystra
Paul Preaching at Athens
Elymis the Sorcerer Struck with Blindness
Solemnization of Matrimony
do Baptism
Suffer Little Children To Come Unto Me
The Fad of Nineveh
Queen Elizabeth Detecting Babington's Con
spiracy
Variety books including:-
Works by Lever, Dr Cummings, Dicken's Tale of
Two Cities, Livingston's Africa and others

DINING ROOM

6 massive polished cedar hair seated chairs
6 do do do do do do do
6 do do do do do do do
Polished mahogany rocking chair, hair seat and
back
Cane seated and back child's chair and table
Polished mahogany telescope dining table, massive
carved cabriolet legs on castors 10ft 6ins x 4 ft 6ins
Crimson and green V.P. table cover
Crimson and drab V.P do do

Dining Room (cont'd)

Large square ottoman in polished cedar with handsome Berlin worked top
Polished mahogany sideboard, carved back with cellarette, drawer &c.
1 easy chair, hair stuffed and covered, spring seated
2 pol. cedar dinner wagons, 3 shelves
Rich V.P, carpet. 55 yards
Reversible hearth rug
Steel mounted fender and set fire irons
Japanned coal vase
Excellent 21 day clock in white marble
Large pier glass in massive gilt frame, ornamented 50x60
Pair white and gold Bohemian vases
Thermometer egg boiler and taper stand
Set 3 superior p.m. tea trays
P.m. bread tray and basket
6 superior steel engravings, in maple frames –
Subjects:
The Aimesbury Champion Meeting
General Hardinge and Staff
Mary of Scotland Mourning over the Dying Douglass
Surrender of Mary Queen of Scots
Loves letter Box
Little Mischief
6 b.m. dish covers
8 wicker table mats
13 cut tumblers
1½ doz. cut port wine glasses
1½ doz. do sherry do
Set 4 cut decanters
Pair cut quart decanters
Do do pint do
1 cut and engraved claret jug
1 do do water do
Pair cut pickle bottles
1 cut butter dish
1 cut celery glass and epergne
1 colored glass butter dish, with carved stand
2 pairs cut glass salts
1 engraved cut sugar basin and cream
Blue and white Parian butter dish, glass cover
Frosted glass gilt ornamental jam dish and stand
1 cut decanter and goblet
1 trifle, claret jug, &c.

ELECTRO-PLATE WARE

E.P. cruet stand, 9 cut cruets
E.P. pickle stand, 2 cut bottles
E.P. cake basket
2 e.p. drinking cups
E.P. toast rack, egg stand and spoons
1pair e.p. 8 light candelabra
1 pair e.p. candlesticks
Set e.p. ivory handled dessert knives and forks in pol. oak case, 24 pieces
2 E.P. gravy spoons, new
1 doz do table do, new
1 doz do dessert do, new
1 doz do tea do, new
9 only E.P. tablespoons
1 E.P. sugar spoon, gilt bowl, new
6 tea, 1 dessert spoon, silver
3 E.P. pickle forks
1 doz. E.P. table forks, new
1 doz do do do new
1 doz do dessert do, new
1 doz. do do do, new
1 doz. do table forks
2 pairs E.P knife rests
2 E.P. salt spoons
1 doz. B.H. Dinner knives, Rogers, new
1 doz. do do do W.U. and Co, new
1 doz. do cheese do Rogers, new
1 doz do do do W.U and Co, new
1 doz. do dinner knives Johnson, new
2 pairs B.H. carvers and forks
1 pair buck horn beef carvers, new
B.H. knife sharpener and steel
Superior dinner service, drab and white with gilt handles and knobs, 130 pieces
Do blue and white china with gilt edges, breakfast service, 52 pieces
Do blue and white china with gilt edges, tea and coffee services, 50 pieces
Do blue and white china breakfast service, 53 pieces
White French ware dinner service, 97 pieces
Handsome figured china dessert service, 27 pieces
China punch bowl
3 water jugs

DRAWING ROOM

12 handsomely carved back pol. walnut chairs, cabriolet legs, covered in morocco

Drawingroom (cont'd)

1 pair double end lounge sofas, en suite, spring seated
1 pol. mahogany couch, hair covered, spring seated, on castors
Superior pol. mahogany loo table, massive pillar as base, carved claws
Very rich V.P. table cover
SUPERB FULL GRAND PIANOFORTE
Patent Repetition by Broadwood and Sons with handsome rosewood case, full compass, rich powerful toned instrument, cost 200 guineas
Rosewood music stool
Damask table cover
Rosewood music Canterbury and whatnot, plain glass back
Handsomely inlaid ladies' work table
Flower stand in pol. blackwood
Rich V.P. carpet, 52 yards
Reversible hearth rug
Steel mounted fender and set fireirons
Handsome 21 day timepiece in white marble
Handsome pier glass in rich gilt frame, 50x60
Thermometer, taper stand etc.
2 small vases, 4 mats, etc.
Collection seaweed in gilt frame
10 pieces antique china
Child's china tea set, 30 pieces
6 fancy pin stands, etc
South Sea Island curiosities, mat etc.
Gilt stand, wax flowers, glass shade
Basket wax flowers, glass shade
2 fancy baskets and wool mats
P.M, card box
5 wool mats
Excellent microscope in mahogany case
Aneroid barometer in case
Mariner's compass and sun dial
P.M. blottir 2 case
Blue and gold vase
Fire screen of raised woolwork, in carved blackwood frame and stand
6 superior steel engravings in maple frames, subject:
Trial of the Earl of Stafford
Trial of King Charles 1
Canterbury Pilgrims at the Tabald
The Spinning Wheel

The Union Pipes

The Lord of the Manor

1 vol. Victoria Illustrated
Ladies Treasury Illustrated
Pair Fancy bellows

STAIRS AND LOBBY

80 yards stair carpeting
28 Brass rods
4 fancy mats

BEDROOM NO. 1

Full sized iron bedstead, 1 semi-canopy top, with chinz hangings
Pair straw pallaises
Excellent hair mattress – new
Feather bolster
2 feather pillows
Pair 1 ¼ blankets, new
Pair home woven do
Pair sheets
Marsala counterpane
6 pol. birch cane seated chairs
1 cane seated arm do
1 pol. cedar ladies wardrobe with trays and drawers
Large sized pol. cedar dressing table, 2 drawers
Pol. cedar double washstand
Crimson and white double service with sponge bowl, mouth jug etc.
Water bottle and tumbler
Japanned toilet set
Pol. cedar towel horse
Full sized dressing glass with scroll supports
Pol. rosewood dressing case
Antimacassar, 2 mats, comb, brush etc
Small oval table
Excellent chest of drawers in pol. cedar with scroll supports, small drawers etc
Steel mounted fender and set fireirons
Capital Brussels carpet, 42 yards
Hearth rug
3 pictures
5 counterpanes
1 Marsala quilt
13/4 doz pillow slips
5 sheets
9 towels
7 window blinds & 13 damask table cloths

BEDROOM NO. 2

1 single iron bedstead and chintz valance
Straw mattress
Hair do
Wool bolster and feather pillow
Pair blankets, pair sheets, 1 counterpane
1 single iron bedstead and bedding the same
2 cane seated chairs
1 American clock
2 brass bed candlesticks
Pol. cedar tray top dressing table, 2 drawers
Do do double washstand
White and pink double toilet service, with sponge
bowl, mouth jug & c.
Large foot bath to match
Japanned water can
Pol. cedar towel horse
Toilet glass
Toilet bottles, cushion, brush and comb
Large sized pol. cedar chest of drawers, scroll,
pillars etc.

BEDROOM NO. 3

Very handsome pol. mahogany Arabian bedstead,
with carved footboard and hangings
Pair straw palliases
Excellent hair mattress
Feather bolster
2 feather pillows
2 pair large blankets
Pair sheets
Marsala counterpane
6 pol. birch cane seated chairs
Wool worked ladies easy chair in pol. blackwood,
spring seated and well stuffed
Luxurious chintz covered Vis a Vis on castors
Polished cedar wardrobe, plate glass panels, fitted
with trays, drawers, etc.
Raised wool work sofa cushions
Pol. cedar dressing table and toilet glass
Do do double washstand and towel rail
Engraved glass water bottle, tumbler and stand
2 carved covered footstools
1 Japanned toilet set
Pol. cedar towel horse
Pol. cedar tray top toilet table, with panel
supports
Pol. cedar dressing table
Pair e.p. candlesticks

Bedroom 3 (cont'd)

Oval dressing glass, handsomely carved mahogany
supports and ogee stand
Pair e.p. bed do
1 crayon – Young England
8 hair, 2 nail brushes, 3 combs
Lot pomade and toilet necessaries
8 toilet bottles and pomades
2 cushions, 8 d'oilies, 1 mat
Reticule, 2 ornaments
Capital Brussels carpet – 52 yards
Extra do to match – 8 yards
Reversible hearth rug

BEDROOM NO. 4

Four post cedar bedstead and hangings
Straw mattress
Hair do
Wool bolster, 2 feather pillows
Pair blankets, pair sheets, counterpane
Single iron stretcher
Wool mattress
Blanket, counterpane and bolster
Colonial cedar sofa and cushion
Large pol. cedar washstand
Double toilet service and sponge bowl
Dressing glass
2 cane seated chairs
1 clothes box
Damask table cover
24 yards stair carpeting
12 yards Brussels do
Linen basket

BEDROOM NO. 5

Four post cedar bedstead and hangings
Straw mattress
Wool bed
Feather bolster, 2 feather pillows
Pair blankets and one sheet
Cedar French bedstead
Straw mattress
Hair bed
Wool bolster and feather pillow
Pair blankets, pair sheets, counterpane
Child's iron bedstead
Hair mattress
2 blankets, 1 counterpane

Bedroom No. 5 (cont'd)

2 coverides
Small cedar washstand and service
6 hair seated cedar chairs
1 nursing chair
Cedar dressing table, 2 drawers
Toilet glass, 2 drawers
Pol. Cedar double washstand
White and gold double toilet service, sponge bowl
etc.
Pol. Cedar chest of drawers
Kidderminster carpet
Hearth rug
Steel mounted fender and set fireirons
Clothes chest
Lot ornaments etc.
8 yards towellings
7 towels
10 yards chintz
5 sheets
3 pieces chair covering
Piece brown Holland
4 pillow slips, 4 curtains

NURSERY

Cedar table
3 cane seated rocking chairs
2 cane seated chairs
1 do child's chair
1 swing cot, mattress and pillow
Brass mounted fire guard
2 dressing glasses
Large clothes horse
Clothes chest
Box and contents – drugs
Hat box and 2 cushions
Pair engravings – Industry and Economy, and
Idleness and Extravagance
Picture in gilt frame
Lot chimney ornaments
Kerosene lamp, basket etc.
4 reticules
8 fancy boxes
5 boxes puzzles etc
5 boxes pens, pencils, tapes etc.
1 Noah's Ark box and contents
19 bottles perfumery, soaps etc.
3 bleeding flams and tooth extracter

BATH ROOM

Shower bath with pump
Large slipper bath
American chair
Table
Lot ladies' gardening tools
5 small watering pots
Lot toys

SERVANTS' ROOM

Large cedar table
Cedar washstand and service
Toilet service complete, extra
Dressing glass
Single iron stretcher, mattress and bedding
3 American chairs
Clothes horse
Linen basket

STORE ROOM

4 9-12 doz. ale and porter
1 2-12 doz. whisky
7 bottles geneva
7 do pale brandy
6 do wine
16 jars Chinese preserves
67lb jams in tins and jars
3 large bottles French preserves
28 lb tin oatmeal
Quarter chest fine mixed tea
Quarter do Nil Desperandum gunpowder
2 boxes, each 25lb, sperm candles
49 lb pure sperm do
27 do Belmont do
20 do arrowroot
25 lb currants
Grocery in tins and jars
7 doz tin boxes vestas
3 bags fine flour
With a variety of stores, including sardines,
pickles, bottle fruits &c.

KITCHEN

6 American chairs
1 deal table
3 child's chairs
Colonial sofa, wool mattress and pillow
Japanned coal skuttle

Kitchen (cont'd)

6 candle sticks
Metal tea and coffee pot
Crimping iron
Marble pestle and mortar
4 box irons
Lot tin ware
Large tin boiler and steamer
Lot earthenware
2 Lanterns
Cedar meat safe
Kitchen dresser
6 saucepans and one stewpan
2 kettles
1 large boiler
Frying pan, colander, gridiron, chopper etc.
2 washing tubs

YARD, COACH – HOUSE

Powerful bay carriage horse
Family carriage, nearly new, with pole, lamps complete
Carriage cover
Pair extra carriage lamps
Useful buggy and set harness
Set handsomely mounted carriage harness
2 bridles
Extra pair stirrups, bit and curb
Carriage whip
Extra gig collar
Capital hogskin saddle and cloth
Set dray harness
Extra cart saddle, collar, 2 halmas
5 forks, shovel and bucket
6 kegs, 1 quarter cask
2 harness tubs
2 iron stretchers
Lot hay, 14 trusses
2 wheelbarrows
Lot gardening tools
41 earthenware draining pipes
5 large do do do
8 turkeys
5 geese
Grindstone and frame
Tip dray and hay frame
Set iron harrows
2 iron blocks

Yard, Coach-house (cont'd)

Set swingle trees
Iron drinking trough
Carriage jack

With a variety of
Sundries

AND
A well bred
MILCH COW

N.B.—Particular attention is invited to this unprecedented opportunity of purchasing furnishings of the very highest class, the whole having been selected regardless of expense by the late Mrs Muirhead but a very few months prior to her decease and scarcely used.

TERMS—CASH.

MONEY.
£5000 TRUST Funds to Lend in
one or several sums, on the mortgage
of Freehold Lands, at current rate of interest.
JOHN DAVIDSON,
Auctioneer

APPENDIX 4: OSBORNE PARK SPORTS RESERVE USAGE AND PROPOSED TRAFFIC MANAGEMENT:

The following statistics provide an indication of the number of community members using the sports reserve and fire brigade track.

North Geelong Cricket Club competes in various graded sections in the Geelong Cricket Association, Barwon Women's Cricket Competition and Geelong Junior Cricket Association, fielding senior men's and senior women's teams, junior boys and junior girls teams and a Woolworths Blasters Program.

The following information on numbers utilizing the facilities at Osborne Park have been provided by Roger Allen OAM of the North Geelong Cricket Club:

Cricket Club Participants

- Men's Cricket x 75 people
- Women's Cricket x 35 people
- Girl's Cricket x 35 people
- Boys Cricket x 70 people
- Woolworths Blasters program x 25 people

Spectators: up to 100 people attend matches each Saturday and Sunday.

Training takes place every night bar Mondays during cricket season.

Games are scheduled Friday nights, Saturday mornings and afternoons, Sunday mornings and afternoons.

North Geelong Football and Netball Club:

- Men's Football x 50 people
- Women's Football x 25 people
- Junior Netball Girls x 50 people
- Senior Women's Netball x 50 people
- Junior Boys Football x 80 people
- Junior Auskick x 50 people

Spectators: an estimated 250 people attend a home game

Training sessions for the different teams take place throughout the week on scheduled nights during football season.

Fire Brigade: at an event on a Sunday in February 2024, seven senior teams involved 70 participants. Seven junior teams engaged another 70 participants. There were an estimated 110 spectators present, therefore encompassing approximately 250 people on this one-day event.

Normally there would be 10 senior and 10 junior teams competing, raising the total on these occasions to over 400 people.

Training at the fire brigade track takes place on Tuesdays and Sundays and some Wednesdays, -involving a maximum of 20 per session.

Traffic Management: The volume of traffic in Swinburne Street is currently at a dangerous level on game days and will be impacted further once the redevelopment of both Osborne Park and the St Helens/Stella Maris site of 55 units are complete. Added to this is the recreational boating traffic, the Trailer Sailor Yacht Club, the Coast Guard and fisher folk utilizing the St Helens boat ramp. For the safety of participating sporting adults and children it is therefore proposed:

- I. Entry and exit be through a new entry point off Melbourne Road at the former railway easement now owned by City Of Greater Geelong.
- II. Parking around the ground is preferred to the north of the ovals to limit the possibility of accidents with both pedestrians and player/spectator traffic.
- III. Reposition the existing driveway off Swinburne Street to the fire track and create right and left turning lanes.
- IV. Access to oval 1 from the east through improved entry at the Osborne House driveway



Above: Oval 1: Keith Barclay Oval & former Philip Russell cricket ground of 1890s
Oval 2: former Russell horse training track

Map Source: Google maps

APPENDIX 5:



THE CITY OF
GREATER GEELONG

BELLARINE ARTS CENTRE COMMUNITY ASSET COMMITTEE (POTATO SHED)

—
COMMUNITY ASSET COMMITTEE
TERMS OF REFERENCE

VERSION:02

Approval Date	12 December 2023
Approved by	Council
Review Date	12 December 2026
Responsible Officer	Rob MacLeod POTATO SHED Manager
Authorising Officer	Chief Executive Officer



Contents

1.	BACKGROUND	3
2.	PURPOSE	3
3.	OBJECTIVES	3
4.	ROLES AND RESPONSIBILITY	3
5.	DELEGATION OF POWERS, DUTIES AND FUNCTIONS	4
6.	MEMBERSHIP	4
7.	MEETINGS	5
8.	FACILITIES AND RESOURCES	5
9.	FINANCIAL RECORDS	5
10.	REPORTING	5
11.	STANDARD OF CONDUCT	6

1. BACKGROUND

- 1.1 Greater Geelong City Council (Council) has established the Bellarine Arts Centre (Potato Shed) Community Asset Committee (Committee) pursuant to section 65 of the Local Government Act 2020 (LGA) for the purpose of managing the Potato Shed.
- 1.2 On 28 March 2000, the City of Greater Geelong entered into a Development and Joint Use Agreement for the development of a multi-arts facility at the Bellarine Sub-Regional Centre, Drysdale, now known as the Potato Shed. Joint venture partners are the Bellarine Secondary College and the Melbourne Archdiocese Catholic Schools Limited Corporation.
- 1.3 The Agreement makes provision for the establishment of a Committee of Management for the facility.
- 1.4 The Terms of Reference reflect the Joint Use Agreement, however, due to a number of practical constraints in exercising the exact terms of the Agreement, appropriate measures to operate the facility have been developed in consultation with the Committee. Where necessary, the administration process currently undertaken by Council on behalf of the Committee, is noted in brackets.
- 1.5 The Committee has the powers, duties and functions of Council as set out in these Terms of Reference and its Instrument of Delegation. These Terms of Reference set out the structure and basis on which the Committee can make decisions for and on behalf of members of the Joint User Agreement.

2. PURPOSE

The Committee is established for the purpose of:

- 2.1 The management and promotion of the Bellarine Arts Centre known as Potato Shed (the Facility).

3. OBJECTIVES

The objectives of the Committee are to ensure:

- 3.1 the operation of the facility in a reputable manner.
- 3.2 responsible scheduling of its use.
- 3.3 establishment and maintenance of operating and capital reserve accounts; and
- 3.4 financial powers and obligations are in accordance with the Agreement.

4. ROLES AND RESPONSIBILITY

The role of the Committee is to (20):

- 4.1 to exercise Council's powers and carry out Council's duties and functions, in accordance with these Terms of Reference and as permitted by the Instrument of Delegation, for the management of the Facility;
- 4.2 operate the Facility in a reputable manner appropriate to a facility in the nature of the Facility, and not permitting it to be used for any purpose other than a Permitted Use (*undertaken by Council and reported to the Committee*);
- 4.3 promote and market the Facility (*recommended by the Committee and undertaken by Council*);
- 4.4 fix the terms and conditions for the use of the Facility including, but not limited to, the general fees for its use and requiring that all users leave the Facility in a tidy condition (*undertaken by Council and reported to the Committee*);
- 4.5 hire the Facility out for use by members of the public (*undertaken by Council and reported to the Committee*);
- 4.6 collect fees for the use of the Facility (*collected by Council through the City of Greater Geelong's standard invoicing processes or in accordance with cash management protocols, reported back to Finance Sub-committee and then to Committee*);

- 4.7 pay all costs in respect of the Facility, including Operating Costs and Capital Costs (*undertaken by Council, reported back to Finance Sub-committee and then to Committee*);
- 4.8 employ staff and engage contractors to provide services for the purposes of the Facility. (*Administered by Council. Appointment of key staff is Project Officer, undertaken by Council representative and the School*);
- 4.9 ensure the general operating, cleaning, maintenance, repair and security of the Facility, and for the landscaping and cleanliness of the area immediately surrounding the Facility, to meet a standard not less than that generally considered appropriate for a facility in the nature of the Facility (*undertaken by Council, reported to the Committee*);
- 4.10 comply with and observe all statutes, ordinances, proclamations, orders and regulations, present or future, and all notices, orders, demands, directions, requests or requirements made by any authority having jurisdiction or authority over or in respect of the Facility, including all health and safety policies and guidelines of the Department of Education, which apply in respect of a facility in the nature of the Facility;
- 4.11 approve the establishment of a kiosk or other facilities to sell food and beverages, if thought appropriate, provided that the operation of those facilities during School Hours is:
 - 4.11.1 approved by the Principals; and
 - 4.11.2 in accordance with all relevant legal requirements, including necessary municipal and other approvals for operating those facilities and selling food and beverages.
- 4.12 encourage the discretionary use of the Facility by user groups, with such use to be administered by the Committee, provided that such use does not conflict with any curricular activities of the College or Catholic Schools and that reasonable fees are charged in respect of such use, subject to the overriding obligations in the Agreement (*administered by Council*).

5. DELEGATION OF POWERS, DUTIES AND FUNCTIONS

- 5.1 In order to fulfil and carry out its purposes and objectives Council's Chief Executive Officer has delegated to the members of the Committee, pursuant to section 47(1)(b) of the LGA, the powers, duties and functions set out in the Instrument of Delegation made by the Chief Executive Officer.

6. MEMBERSHIP

- 6.1 The Committee will consist of (16.2):
 - 6.1.1 two representatives of Council (one of which is a Councillor as Chair);
 - 6.1.2 Bellarine Secondary College Principal or nominee;
 - 6.1.3 one member of the College Council nominated by the Bellarine Secondary College;
 - 6.1.4 two persons nominated by the most senior officer of the Association of Conical Administrators for the St Ignatius College Geelong, one of whom must be the Principal of St Ignatius College; and
 - 6.1.5 no more than two community representatives appointed by Council.
- 6.2 The parties to the Agreement shall each notify the secretariat of the committee of the persons nominated for or appointed to the Committee (16.3).

- 6.3 Venue staff who attend the meetings of the Committee are to provide advice and support to the Committee and are not considered Committee members and do not have voting rights.
- 6.4 Each member of the Committee has and may exercise one equal vote on any question before the Committee for determination.
- 6.5 A member of the Committee being a person nominated under 6.1.5 will hold office for a period not exceeding 2 years but will be eligible for reappointment.
- 6.6 Appointments may be revoked or terminated in accordance with the Agreement (16.8, 16.9, 16.10).

7. MEETINGS

- 7.1 Unless Council resolves otherwise, Committee meetings must be conducted in accordance with:
 - 7.1.1 Council's Governance Rules; and
 - 7.1.2 the Committee's discretion, as exercised from time to time.
- 7.2 The Committee will meet at least four times each financial year as agreed by the Committee from time to time (16.4).
- 7.3 The Secretariat will provide written notice of each meeting to each member of the Committee at least 72 hours prior to the meeting (16.11).
- 7.4 A quorum of the Committee will be half of the members plus one, comprising at least one of the members referred to in 6.1.1, 6.1.2, 6.1.3 and 6.1.4 (16.13).
- 7.5 Voting will be by a majority of votes by a show of hands. Only members in attendance are entitled to vote. The Chairperson shall have the casting vote in the event of an equality of votes (16.14).
- 7.6 Sub committees may be appointed by the Committee and meet between general meetings and as authorised by the full Committee. Sub committees do not have any delegated powers.

8. FACILITIES AND RESOURCES

- 8.1 This document provides guidelines for the Committee; however, the Agreement sets out the detailed obligations and responsibilities of the Committee in performing its functions under the Agreement.
- 8.2 The responsible Council department will provide the secretariat to the Committee.

9. FINANCIAL RECORDS

- 9.1 The Committee will keep books of account and such records will form part of the accounts of Council and therefore be subject to audit to the Municipal Auditor.
- 9.2 The Committee will prepare an annual financial statement as part of the audit process.
- 9.3 The Committee will immediately comply with any request from Council to provide access to, or copies of, the Committee's books of account.

10. REPORTING

- 10.1 The Committee is responsible for taking proper minutes of all meetings and preparing reports for the Committee's consideration in accordance with:
 - 10.1.1 Council's Governance Rules; and
 - 10.1.2 the Committee's discretion, as exercised from time to time.
- 10.2 The Secretariat shall keep minutes of meetings and circulate copies to members within one month of each meeting (16.19).
- 10.3 Minutes of all Committee meetings will be published on Council's website and must be forwarded to Council's Governance Services as soon as practicable after adoption by the Committee.

10.4 The Committee must prepare and present to Council, at least once per year.

11. STANDARD OF CONDUCT

11.1 Committee members act in the public interest at all times and in the best interests of managing the Facility.

11.2 Each member of the Committee is required to:

- 11.2.1 act honestly, with integrity, in a financially responsible manner, with a reasonable degree of care, diligence and skill, and in good faith in the best interests of managing the Facility;
- 11.2.2 maintain confidentiality, even after their appointment expires or otherwise terminates; and
- 11.2.3 avoid improperly using their position or any information acquired in their role as a Committee member to gain advantage for themselves or another person or to cause detriment to the Committee.

11.3 The committee must:

- 11.3.1 inform Council of any known major risks (existing or emerging) to the effective management of the Facility; and
- 11.3.2 unless prohibited by law, provide Council with any information relating to the Committee and its operations that is requested.



2007 Aerial photo of Osborne House and stables from Corio Bay: source unknown

AUTHORSHIP: Executive members of the Osborne Park Association: Cheryl Scott, Margaret Phelan, Jack Jansen, Jennifer Bantow OAM