BARWON PAPER MILL COMPLEX



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1 barwon paper mill complex fyansford view of property



barwon paper mill complex fyansford bluestone building



barwon paper mill complex fyansford chimney



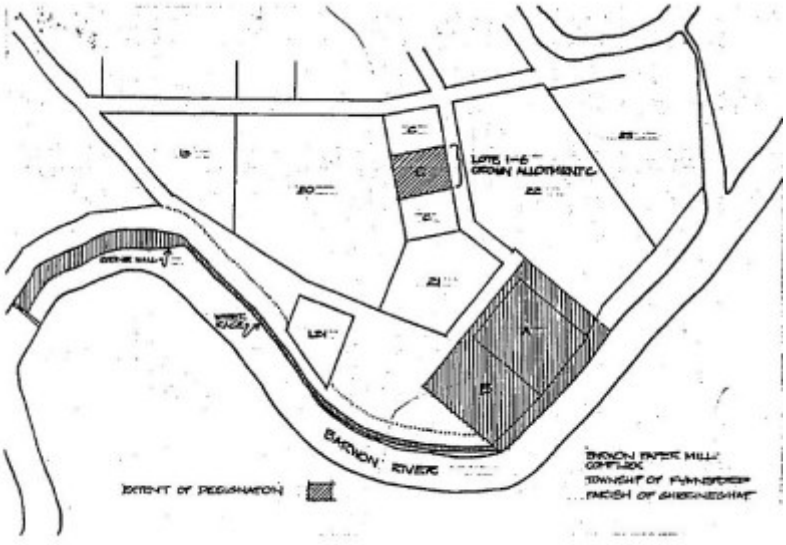
barwon paper mill complex lower paper mills road fyansford no 42 workers cottage close up she project 2003



barwon paper mill complex lower paper mills road fyansford no 42 workers cottage front view she project 2003



barwon paper mill complex fyansford site view publication



H0743 plan

Location

42-52 AND 100 LOWER PAPER MILLS ROAD FYANSFORD, GREATER GEELONG CITY

Municipality

GREATER GEELONG CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0743

Heritage Overlay Numbers

HO208

VHR Registration

November 15, 1989

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - June 28, 1999

This industrial complex, which was constructed mainly during the late 1870s and which comprises the original mill buildings, manager's house (1878), a row of six workers' cottages (1878), a stone water race with impeller, tower and stone weir, has both state architectural and historical significance sufficient for its inclusion on the historic buildings register. It is already classified by the National Trust and is on the Register of the National Estate. The reasons for its significance are:

1) It is an important industrial complex which remains as a testimony to the enterprise and vision of Victorian manufacturers of the 1870s.

2) The mill buildings and machinery designed and constructed by the engineer, Andrew Millar, drawing on English experience, were modern by world standards and constructed at a time of great technological change.

3) The complex remains as one of the most complete of its kind, still retaining its original mill buildings, manager's house, workers cottages and its stone water race and weir.

4) Both the manager's house and the six workers cottages were designed by a well-known Geelong architect, Joseph Watts.

5) The workers cottages are the earliest known and most significant examples of the very rare pre-world war one purpose-built company housing in Victoria, particularly following the destruction of the nestle cottages at Dennington, near Warrnambool. Like the Dennington cottages, which were constructed in 1910, from the designs of R T Worth, associate member of the Institute of Civil Engineers, London, the Barwon Paper Mill cottages are of special interest as examples of the influence on Australian design history of British model industrial estates like Lever bros. Port Sunlight and Cadbury Bros. Bourneville.

6) The complex is significant, also, for its role in the development of the important Australian paper making industry. The national giant company, the Australian paper manufacturers, owned the Barwon Mill from 1895 to 1929.

7) The complex is a rare example of a surviving paper mill. Of the seven paper mills established in Australia in the 19th century, it is among the earliest and operated as a paper mill over a much longer period. The Barwon Mill ceased operation in 1923.

8) The complex has associations with a number of important early Geelong businessmen. Its original management included the local brewer, James Volum, and auctioneer, W F Ducker.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must notify the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or

object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions here.

Construction dates	1870,
Architect/Designer	Watts, Joseph,
Heritage Act Categories	Registered place,
Hermes Number	515
Property Number	

History

Associated People: Assoc.People JAMES VOLUM, W F DUCKER

Plaque Citation

This rare industrial complex includes the mill, manager's and workers' houses, and stone water race. The mill was technologically advanced for its time and the cottages are the earliest known example of pre-World War I company housing in Victoria

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS
Historic Building No. 743.
Barwon Paper Mills Complex, Lower Paper Mills Road, Fyansford.
(To the extent of all the buildings and the whole of the land in Crown Allotment A and B, Township of Fyansford, Parish of Gheringhap, and part of the land in Crown Allotment C (the sites of properties known as Lots 1-6), together with the water race on the river frontage located on the Permanent Reserve to the Barwon River, south of Crown Allotments 24, 19, 20 and 25A, no Section and part of the Permanent Reserve south-east of Crown Allotment A and B)).
[*Victoria Government Gazette* No. G45 15 November 1989 p. 2950]

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online http://planningschemes.dpcd.vic.gov.au/