

**HO1594: THE DELL HERITAGE AREA**

This policy applies to all land included in the Dell Heritage Area.

**Policy Basis**

The Clifton Springs Mineral Spa Complex was established in the early 1870's, following the discovery of mineral springs along the foreshore. The name Clifton Springs was a major destination for bay steamers and overland travellers. The Clifton Springs Mineral Spa Resort was also a manufacturer of sparkling drinks and an employer in the tourism industry within and outside the district. Up to twelve springs were noted along the foreshore. The site consists of seven wells, a possible underground storage tank, remnants of the food cellar, one bay steamer jetty or the long jetty (uprights only), one bathing jetty (uprights only), two railway iron jetties (uprights only) and foundations (timber, metal, brick, ceramic) of several buildings relating to the spa complex located along and partly buried within the foreshore sand and cliff embankment.

The site has the potential to provide a wealth of information through maritime, historical and archaeological investigation, and therefore has scientific significance. Key components such as the wells and foundations, the mineral springs themselves and the name Clifton Springs are significant extant components of the site which will make a major contribution to site interpretation. As an economic and tourist centre, and residential growth area for this part of the Bellarine Peninsula, the Clifton Springs Mineral Spa Complex has social and historical significance. This site is also the only "sea-side" mineral spring resort that operated in Victoria - the others being in and around Daylesford and Hepburn.

Several sites in this area are recorded on the Heritage Victoria Inventory of archaeological sites.

**Objectives**

- To retain the early fabric remains of the area.
- To retain the various remnant landscape themes within the area.
- To retain the cultural activities of water play, picnics and passive recreation together with historical interpretation within the area.
- To protect the visual quality of the area to ensure new buildings do not dominate the area.
- To maintain the significant vistas to Corio Bay and the You Yangs.
- To avoid structural collapse or sediment loss at the base of the cliffs.
- To protect Aboriginal and historical archaeological sites from ground disturbance and development that may have an adverse impact.

**Policy****Exercising discretion**

Where a permit is required for a proposal, it is policy for the responsible authority to consider, as appropriate:

- The need for an archaeological investigation/interpretation of the area prior to any on-site works being undertaken to:
  - Reclaim information from the wells in the beach and under the car park and to record in situ fabric in the beach.
  - Investigate and record all other sub-surface fabric.
- The need for an archaeological survey to determine whether there are any sub-surface remains of the mineral spring complex and Aboriginal sites in the case of activities that involve major ground disturbance.

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

## GREATER GEELONG PLANNING SCHEME

- Promote passive recreation activities within the reserve including picnicking, walking, waterplay and historical interpretation.
- Promote tree planting that respects the current planting style and general landscape approach including the planting of indigenous and exotic trees.
- Discourage the demolition of existing and intact culturally significant places and preserve significant views to important urban foci.
- Incorporate design measures to manage water runoff and surface drainage of the land from collection point to the point of delivery in the foreshore.
- Retain the following features of the area:
  - bathing jetty
  - long jetty
  - railway iron jetties
  - foundations belonging to several buildings related to the spa complex including pump house, several wells, kiosk (well 7) cellar, a bottling plant, pump house, together with earthenware crockery and tiles.

### References

Bellarine Heritage Study, Volumes 1-3, prepared by Huddle, Howe, Lewis and Francis for the City of Greater Geelong, (1996).

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong, (1997).