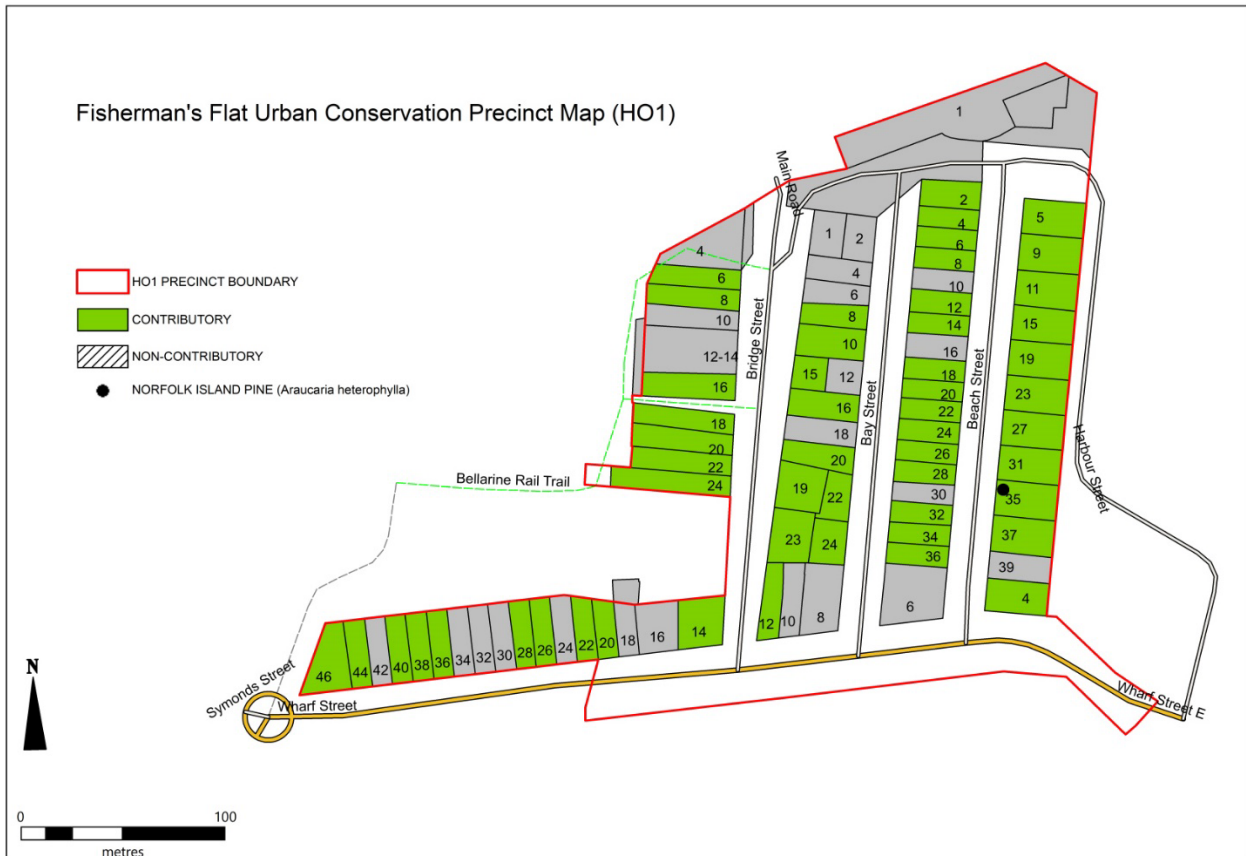


Fisherman's Flat Urban Conservation Precinct Statement of Significance

Borough of Queenscliffe 2023

Heritage Place: Fisherman's Flat Urban Conservation Precinct

PS ref no: HO1



What is significant?

The Fisherman's Flat precinct is significant for its low-scale and residential building stock, comprising modest fishermen's residences ranging in date from the 1860's and 1870's through to the c.1940's, as well as for its largely intact subdivision pattern.

Individually significant tree:

Norfolk Island Pine (*Araucaria heterophylla*) at 35 Beach Street

Contributory buildings:

Houses at:

Bay Street: 8, 10, 16, 20, 22, 24

Beach Street: 2, 4, 5, 6, 8, 9, 11, 12, 14, 15, 18, 19, 20, 22, 23, 24, 26, 27, 28, 31, 32, 34, 35, 36, 37

Bridge Street: 6, 8, 15, 16, 18, 19, 20, 22, 23, 24

Wharf Street: 4, 12, 14, 20, 22, 26, 28, 36, 38, 40, 44, 46

Original 'sleepouts'/secondary cottages at:

Bay Street: 8, 16
Beach Street: 6, 15, 23 (two buildings), 31, 35
Bridge Street: 23

Non-contributory buildings:

Non-original alterations and additions to the contributory buildings nominated above and the houses at:

Bay Street: 2, 4, 6, 12, 18
Beach Street: 1, 10, 16, 30, 39
Bridge Street: 1, 10, 12-14
Wharf Street: 6, 8, 10, 16, 18, 24 (municipal easement), 30, 32, 34, 42

How is it significant?

The Fisherman's Flat precinct is of local, historical, aesthetic and social significance to the Borough of Queenscliffe.

Why is it significant?

HO1 (Fisherman's Flat Precinct) is of historical importance as it is a defined area of the Queenscliff township specifically reserved by the Crown in the 1850's for development as fishermen's residences. Until the 1950's, the allotments were all leased from the Crown Lands Department (Criterion A).

HO1 (Fisherman's Flat Precinct) is of aesthetic significance as it is a largely intact subdivision layout that dates to 1856. Its wide streets and dual frontage arrangements are distinct from the more traditional layout of the broader township and demonstrate the physical and social differences that existed between the fishing community and other residents and visitors to Queenscliff in the nineteenth century. Despite modifications, many of the fishermen's residences are still broadly intact externally and though modest in their form and fabric.

While the buildings themselves are simple and modest with few architectural pretensions, the precinct as a whole has a particular visual quality that derives from its wide streets, unusual subdivision pattern and the consistency of scale, form and siting of its building stock. Individual buildings retain a strong sense of cohesion from the consistency of massing and detailing within the precinct (Criterion E).

HO1 (Fisherman's Flat Precinct) is of social significance as it provides a valuable insight into the lives of a community of great importance in the history of the township of Queenscliff and the Borough as a whole. The Fisherman's Flat Precinct has a strong historical association with the fishing community in Queenscliff (Criterion G).

Primary source

Heritage Review of Places in Fisherman's Flat Urban Conservation Precinct (HO1), Fisherman's Flat, Queenscliff, Victoria, 29 October 2024

This document is an incorporated document in the Queenscliffe Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*