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## Koo Wee Rup Commercial Precinct



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### Location

272-300 Rossiter Road and 275-297 Rossiter Road and 2-16 Station Street and 56-86 Station Street KOO WEE RUP, CARDINIA SHIRE

### Municipality

CARDINIA SHIRE

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO195

### Heritage Listing

Cardinia Shire

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### Statement of Significance

Last updated on - January 1, 1900

What is significant?

The Koo Wee Rup commercial precinct comprises much of the main commercial centre of Koo Wee Rup, which contains a number of early to mid-twentieth century commercial buildings, with the extent 275-297 and 272-300 Rossiter Road, and 2-16 and 56-86 Station Street, Koo Wee Rup. The majority of the precinct is within the original

township area, while the properties on the south-east side of Rossiter Road were created as the result of a 1920 subdivision. Most of the contributory buildings in the precinct were constructed between 1919 and 1940, a time when Koo Wee Rup was undergoing a period of significant growth. The majority are single-storey rendered brick shops, some with decorative parapets. There are three interwar garages, including one in the Spanish Mission style and one in the Streamlined Moderne style.

Buildings of individual significance are:

- The Dustings Garage
- The Wattle Theatre
- The ANZ Bank
- The G & L Light Mechanical Garage at 68 Station Street.

The buildings at 279-285, 276, 278, 280-282, 287, 290, 297 and 300 Rossiter Road and 56-58, 72-74 and 86 Station Street contribute to the significance of the precinct.

The buildings at 275-277 & 291 Rossiter Road, 2-6 Station Street and at the Telstra site on Station Street (Lots 1 & 2 TP853604) are not contributory.

How is it significant?

The Koo Wee Rup commercial precinct is of local historic significance to Cardinia Shire.

Why is it significant?

The Koo Wee Rup commercial precinct is historically significant as evidence of an important phase in the growth of Koo Wee Rup in the interwar period when it grew to become the most important commercial centre in Cranbourne Shire. It is also significant as a representative example of a mid twentieth century commercial precinct, which is typical of the self-contained centres formed around railway stations in country towns during that era. (RNE criteria A.4, D.2 and H.1)

Heritage Study/Consultant Cardinia - Cardinia Local Heritage Study Review, Context P/L, 2007;

Hermes Number 206259

Property Number

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## Physical Description 1

Description:

The Koo Wee Rup commercial precinct in Rossiter Road and Station Street is an interwar to mid-twentieth century commercial area, which contains predominantly Edwardian and interwar commercial buildings, interspersed with post-war buildings. Significant buildings in Rossiter Road include:

The Koo Wee Rup commercial precinct in Rossiter Road and Station Street is an interwar to mid-twentieth century commercial area, which contains predominantly Edwardian and interwar commercial buildings, interspersed with post-war buildings. Significant buildings in Rossiter Road include:

No. 272. The former Dustings Garage. A single storey building in the Spanish Mission style - please refer to the citation for this building in this Study for more information.

No. 284-6. The former Wattle Theatre is a corrugated iron-clad gabled building behind a row of interwar shops. Please refer to the individual citation for this building in this Study for further information.

Contributory buildings in Rossiter Road include the former Mills Buildings at Nos. 279-85. This is a row of 5 interwar brick shops that appears to have been built in stages. The two shops at No. 279 have a lower parapet and are quite small, only about 2 rooms deep. They retain original or early shopfronts and there is a faded painted advertising sign on the wall adjacent to the lane. The shops at 281-285 have a higher parapet, which has a raised central section. No. 285 has an original or early shopfront. Other contributory buildings include an early freestanding shop which retains its timber verandah at No.276, a red brick interwar shop at No.278 whose red-brick parapet is covered, a pair of red brick interwar shops at Nos. 280-2 (the parapet is also concealed), the former State Savings Bank of Victoria at No.290, which is a Modernist bank built in cream brick with a residence at the rear, the former State Electricity Commission Offices and Depot at No.300, the interwar shop at No.287 and the post-war shop and residence at No.297.

Significant buildings in Station Street include:

- No. 10-16. The ANZ bank is a two-storey transitional Edwardian/interwar bank building with an integrated residence at the rear. Please refer to the individual citation for the Bank in this Study for further information.
- No. 68. G & L Light Mechanical Garage, an interwar garage in the Streamlined Moderne style. The facade features curved brick walls to the central vehicle opening, while the corner walls are chamfered. There are two rectangular windows symmetrically placed quite low either side of the entrance. The parapet has a raised central panel with the name of the business.

Contributory buildings in Station Street include No. 56-58, which is an interwar garage (former Thomas Burton Garage) with a stepped rendered facade; the former Bank of Victoria/Post office (Lot 1 TP616308), which is a simple rendered brick building (the awning is not original); and No.86, which is an interwar brick shop with a stepped parapet outlined in brick. The facade retains an original timber shopfront with recessed entry, and windows to the residential half of the building are double hung sash (the residential entry on the facade has been bricked in).

The buildings at 275-277 & 291 Rossiter Road, 2-6 Station Street and at the Telstra site on Station Street (Lots 1 & 2 TP853604) are non-contributory.

*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/>*