

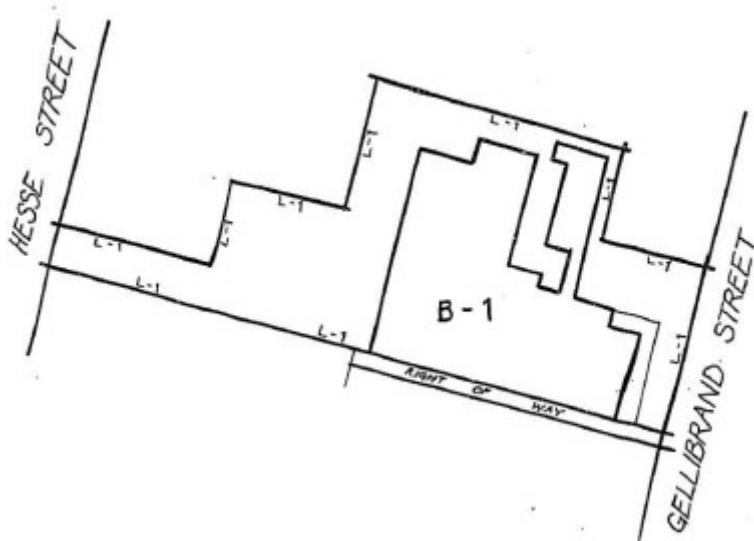
## OZONE HOTEL



OZONE HOTEL SOHE 2008



1 ozone hotel gellibrand  
street queenscliff front  
elevation sep1987



h01142 plan h1142

### Location

42 GELLIBRAND STREET QUEENSCLIFF, QUEENSCLIFFE BOROUGH

### Municipality

QUEENSCLIFFE BOROUGH

### Level of significance

Registered

### Victorian Heritage Register (VHR) Number

H1142

## Heritage Overlay Numbers

HO22

## VHR Registration

December 14, 1995

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - May 6, 1999

The Ozone Hotel, formerly known as Baillieu House, was built in 1881 for James George Baillieu. It was designed by Melbourne architect William J. Ellis and constructed by Thomas Dally. The hotel is a large and grand two storeyed stuccoed brick building that has had two major wings added to it during the early 1880s. The building features an expansive two storeyed cast iron verandah and balcony, and a four storeyed tower.

The Ozone Hotel is of social, architectural and historical significance to Victoria.

The Ozone Hotel, once referred to as the "Queen of Watering Places", is of social significance for its associations with wealthy Victorian society around the turn of the century who regarded Queenscliff as a fashionable summer holiday resort, particularly as it was within easy reach of Melbourne after the opening of the Geelong-Queenscliff railway in 1879 and the introduction of paddle steamers to transfer passengers from Melbourne by sea. The building's erection is important as it reflects the response to increased leisure income and time that occurred during the 1880s. The location on an elevated boulevard overlooking the sea represents the activities of holiday makers who took advantage of the area to swim, fish and rock hop.

The hotel is of architectural significance as a fine example of a three storeyed picturesque Italianate styled building, asymmetrically composed and dominated by a French Renaissance tower with a mansard roof and widow's walk. The design of the building is important as it gives priority to the high quality residential facilities accessed from the building's front rather than the drinking facilities that are discreetly accessed via a side entry.

The hotel is of historical significance for its association with James George Baillieu, patriarch of the prominent Baillieu family, members of which were notable as financiers, politicians, pastoralists and racehorse owners. The building's change of name in 1887 to the Ozone Hotel is of interest as it reflects the connection with the British built paddle steamer of the same name which was used to transfer passengers between Melbourne and Queenscliff.

## 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	1881,
Architect/Designer	Ellis, William J,
Heritage Act Categories	Registered place,
Hermes Number	4159
Property Number	

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## Extent of Registration

### AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 1142.

Ozone Hotel, 42 Gellibrand Street, Queenscliff, Borough of Queenscliffe.

Extent:

To the extent of:

1. All of the building known as Ozone Hotel marked B-1 on Plan 606731 endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council.
2. All of the land described in Certificate of Title Volume 8895 Folio 627 marked L-1 on Plan 606731 endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council.

[*Victoria Government Gazette* No. G49 14 December 1995 pp.3547-3548]

*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/>