

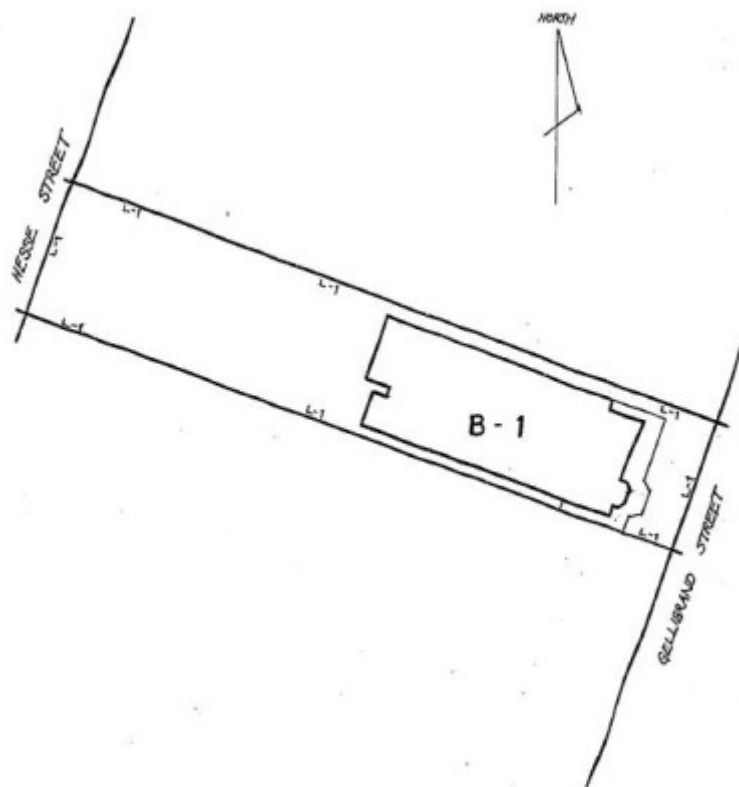
## QUEENSLIFF HOTEL



QUEENSLIFF HOTEL  
SOHE 2008



1 queenscliff hotel gellibrand  
street queenscliff front view  
mar1985



h01141 plan h1141

### Location

16 GELLIBRAND STREET QUEENSLIFF, QUEENSLIFFE BOROUGH

### Municipality

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H1141

## Heritage Overlay Numbers

HO19

## VHR Registration

December 14, 1995

## Heritage Listing

Victorian Heritage Register

---

## Statement of Significance

Last updated on - September 13, 1999

The Queenscliff Hotel, built in 1887 for Martha Nugent and Joseph Goslin, was designed by Melbourne architects Reed, Henderson & Smart and constructed by NW Frogley. It is a substantial two storeyed tuck pointed red brick hotel with English 'Queen Anne' style elements, intricate cast iron balcony and verandah, and unusual polygonal tower.

The Queenscliff Hotel is of architectural and social significance to Victoria

The hotel is of architectural significance as a very early and well-integrated Australian example of the eclectic English 'Queen Anne' architectural style, with extensive verandahs reflecting its resort use as much as its Antipodean location. The polygonal tower, with its coned roof and bellcast profile, and the Dutch gables, with steep slit openings, are of interest for their reflection of northern European Renaissance architecture, particularly from countries as such France and the Netherlands.

The Queenscliff Hotel is also architecturally significant as an extraordinary example of work by the highly successful Melbourne architectural firm, Reed, Henderson & Smart, who were responsible for the introduction of radical red brick eclecticism to architecture in Victoria during the 1880s. The building is important for its essentially intact exterior.

The Queenscliff Hotel 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.

[Source: Report to the Minster.]

## 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	1887,
Architect/Designer	Reed Henderson & Smart,
Heritage Act Categories	Registered place,
Hermes Number	4249
Property Number	

---

## Extent of Registration

### AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 1141.

Queenscliff Hotel, 16 Gellibrand Street, Queenscliff, Borough of Queenscliffe.

Extent:

To the extent of:

1. All of the building known as Queenscliff Hotel marked B-1 on Plan 606097 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 4175 Folio 816 marked L-1 on Plan 606097 endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council.
- [Victoria Government Gazette No. G49 14 December 1995 p.3547]

*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/>