

# HERITAGE PLACE

**NAME OF PLACE:** 'WEMBLEY'

**ADDRESS/LOCATION OF PLACE:** 28 Coghlan Road RHYLL

**STUDY NUMBER:** 585

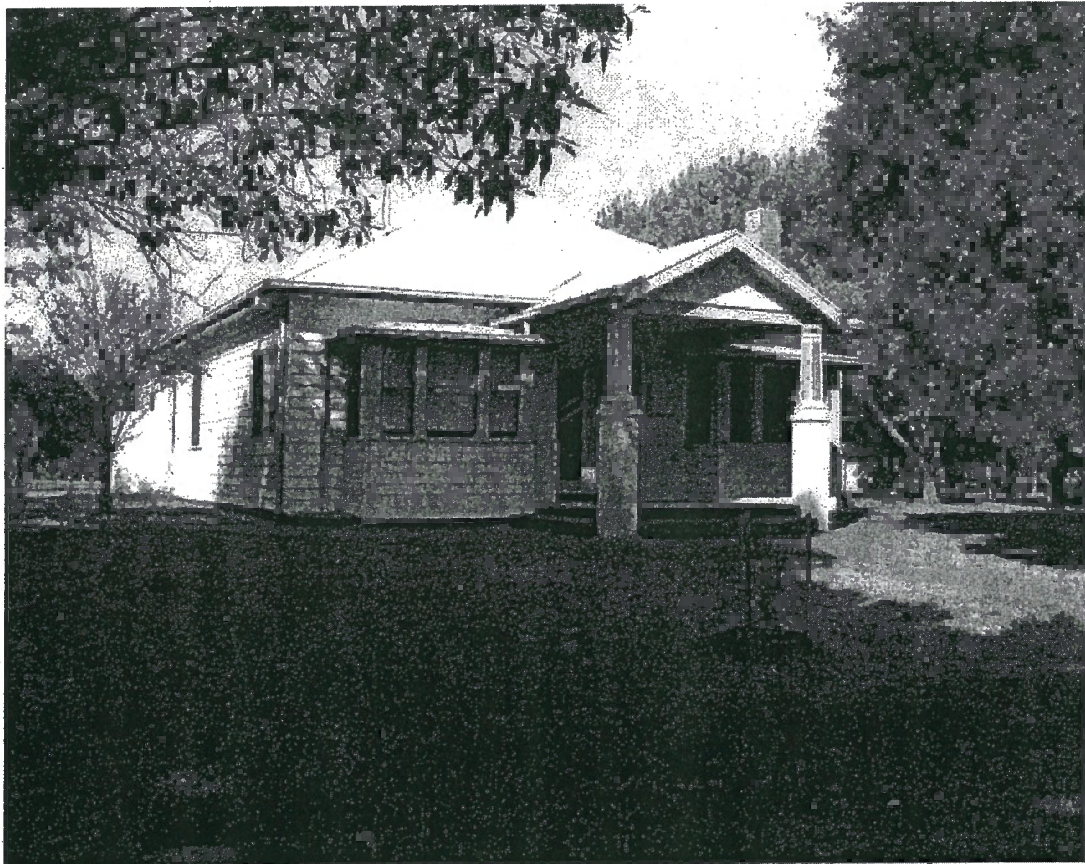
**HERITAGE OVERLAY NUMBER:** HO132

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**LOCAL GOVERNMENT AREA:** Bass Coast Shire

**PARISH:** PARISH OF PHILLIP ISLAND

**SIGNIFICANCE RATING:** Local



'Wembley', 28 Coghlan Road, Rhyll

**Image Date:** March 2002

**EXTENT OF LISTING:**

Whole allotment.

'WEMBLEY'

Heritage Overlay No HO132

PropertyNo

File Number

Heritage Study No 585

Heritage Grading

HPD Number 89

HI Number

VHR Number

Other Names/s

Precinct

Group Number

Extra Files

Location 28 Coghlan Road RHYLL

PARISH OF PHILLIP ISLAND

COUNTY OF MORNINGTON

RHYLL (T)

Planning Authority

Ward McHaffie

Access Description

Map Number

0

Map Scale 1:100000

Latitude

Longitude

UMG Zone

Easting

Northing

Location Validity

Spatial Accuracy

Extent of Listing

Whole allotment.

Published Extent of Listing

Significance Local

Statement of Significance

'Wembley', 28 Coghlan Road, Rhyll, is of local historic and aesthetic significance. The house is of historic and aesthetic significance as a good example of an inter-War bungalow and is demonstrative of the aspirations and means of the subsequent settlers in the area and provides evidence of a later phase of Rhyll's development. It also provides a direct link with one of the early and largest landowners (Cleeland) in the district.

Gazettal Details

Permit Exemptions

Exemptions Policy

Assessment Against Criteria

AHC A.4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

AHC E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

AHC H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.

Date Assessed 13/08/2004 Assessed By F Woodhouse

Comparisons

Rare Assessment

Intact Assessment

Good

Include in VHR  Include in RNE  Include in Local Planning Scheme  No Recommendations for Inclusions

Recommended Management

Investigate original external paint colours when due for a repaint

Heritage Act Categories

Heritage Item Groups

Heritage Item Categories

Title Details

Physical Description

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'Wembley' at 28 Coghlan Road, Rhyll, is a single-storey weatherboard farmhouse built in the Californian bungalow style, with corrugated galvanised steel hipped roof. The symmetrical front elevation consists of a prominent gabled entry porch flanked on either side by projecting bay windows. The porch has a timber shingle gable infill and is supported by precast concrete columns resting on brick piers. The flanking bay windows contain tripartite timber-framed windows and weatherboard cladding notched to emulate shingles.

**Physical Condition and/or Archaeological Potential**

Good

Usage Residence.

**Associated People**

Cleeland family

**Historical Notes**

Rhyll, on the eastern end of Phillip Island, was opened for selection on 2 November 1868. Rural blocks were generally between 10 and 160 acres while the suburban blocks were from 1 to 14 acres. These were set aside for people who had held licences for fishermen's dwellings for the three previous months. At Rhyll, twenty four blocks were reserved and some of the first landowners included Matthew Lang, spirit merchant, Murdoch McKenzie, storekeeper, J K Apperley, convicted highwayman, David Mairs, farmer, George Walton, plasterer and James W Wood, hotelkeeper. The mix of occupations has been described as the 'triumph of hope over experience'. Only those with farming experience lasted more than about 5 years, although paying, or allowing someone else to manage the selection often resulted in a long-term gain for the non-experienced selector/farmer. By the turn of the century, a large proportion of Phillip Island had been bought by two men - John Cleeland and William Harbison. These two men eventually owned the greater part of Rhyll. This house is located on land originally part of Allotment 98A at Rhyll, which was first purchased by John Lecky on 16 October 1872. The house was built in 1939 for a subsequent owner, Noel Cleeland, grandson of John Cleeland.

**Historic Themes**

Thematic Environmental History

13.3 Tourist Resorts: The tourist industry has been a part of the economy of Phillip Island since the late nineteenth century when it became a popular resort with locals from the Bass Valley and with holidaymakers from Melbourne. Families enjoyed holidays of four weeks or more in the same guesthouse, and many family groups met and renewed friendships annually. Holidaymaking at Rhyll took off after the 1970s, when fishing and boating became a more accessible pastime, encouraged by the local community and local council.

**Listings**

**References**

Author	Title	Year	Shelf	Location
David & Jocelyn Bradley	Within the Plains of Paradise: A Brief Social History of Rhyll, Phillip Island	1997		
Department of Lands and Survey	Parish Plan of Phillip Island			

**Conservation Plans**

**Owner Type**

**Section 32 Recommendation**

**Owners/Occupants/Managers**

**Other Notes**

**Application Detail**

**Adviser Comments**

**Planning Scheme Amendments**

**Overlay Controls**

**Planning Scheme Schedule**

External Paint Controls? No Included in Vic Heritage Register? No

Internal Alteration Controls? No Prohibited uses may be permitted? Yes

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**HI Number**

**VHR Number**

**Other Names/s**

**Precinct**

**Group Number**

**Extra Files**

**Tree Controls?**

**No**

**Name of incorporated plan No**

**Outbuildings/fences not exempt?**

**No**

**Aboriginal Heritage Place? No**