

# HERITAGE PLACE

**NAME OF PLACE:** AMAROO PARK CABIN & CAMPING GROUND

**ADDRESS/LOCATION OF PLACE:** 97 Church Street COWES

**STUDY NUMBER:** 57

**HERITAGE OVERLAY NUMBER:** HO38

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**OTHER NAME/S OF PLACE:** 'AMAROO' GUESTHOUSE / DOUGLAS HOUSE

**LOCAL GOVERNMENT AREA:** Bass Coast Shire

**PARISH:** PARISH OF PHILLIP ISLAND

**SIGNIFICANCE RATING:** Local



Amaroo Park Cabin & Camping Ground, 97 Church Street, Cowes

**Image Date:** March 2004

**EXTENT OF LISTING:**

From the front boundary and nominally 10 metres all around house.

# AMAROO PARK CABIN & CAMPING GROUND

Heritage Overlay No HO38  
Property No  
File Number  
Heritage Study No 57  
Heritage Grading

HPD Number 65 HI Number VHR Number  
Other Names/s 'AMAROO' GUESTHOUSE / DOUGLAS HOUSE  
Precinct Group Number  
Extra Files

Location 97 Church Street COWES  
PARISH OF PHILLIP ISLAND COUNTY OF MORNINGTON  
COWES (T)  
Planning Authority Ward Thompson

## Access Description

Map Number 0 Map Scale 1:100000 Latitude Longitude  
UMG Zone Easting Northing  
Location Validity Spatial Accuracy

## Extent of Listing

From the front boundary and nominally 10 metres all around house.

## Published Extent of Listing

Significance Local

## Statement of Significance

The former 'Amaroo' guesthouse at 97 Church Street Cowes, is of local historic and aesthetic significance. It is demonstrative of early twentieth century guesthouses constructed in the area to accommodate the ever-increasing holiday trade which remains as a significant economic and recreational activity in the municipality.

## Gazettal Details

## Permit Exemptions

## Exemptions Policy

## Assessment Against Criteria

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.

Date Assessed 03/08/2004 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

Heritage Act Categories Heritage Item Groups Heritage Item Categories

## Title Details

### Architectural Style

Federation/Edwardian Period (1902-c.1918) Bungalow

### Architect/Designers

Unknown

### Builders/Makers

Unknown

Construction Started 1900s Circa Yes Completed Circa No

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## Physical Description

The former guesthouse 'Amaroo Park', Cowes, is a single-storey fibro-cement and weatherboard clad house with a corrugated galvanised steel gambrel roof. It has projecting bays with half-timbered infills and a bull-nose timber-framed return verandah. Windows are timber framed double-hung sashes. The rear wing is possibly a later addition and is similar detailed to the main house. It has a verandah which has been partially enclosed with sliding, aluminium-framed windows.

## Physical Condition and/or Archaeological Potential

Good

Usage Camping ground.

## Associated People

## Historical Notes

Originally known as Mussel Rock, Cowes was renamed in 1865 by Henry Fox, the Government Surveyor, when surveying Western Port, who named the township after the holiday resort, Cowes, on the Isle of Wight.

This property was originally part of Allotment 8 in the Township of Cowes, which was sold in the first land sales to J Lord on 12 February 1869. This allotment appears to be the only one purchased by Lord. While it is not known what, if anything was built on the land initially, the current house dates from the c.1900s. Rate books indicate that by the late nineteenth century, this allotment was included in the substantial land holdings of Elizabeth Vaughan, possibly the widow of Joseph Vaughan, the owner of 'Rhylston Park'. The house is incorporated into the camping ground and caravan park. An amenities block was constructed in 1977. An office and Kiosk, and two prefabricated accommodation units were added to the site in 1986. None of these are significant.

## Historic Themes

### Thematic Environmental History

13.3 Tourist Resorts: The years from the end of the Second World War are remembered for sustained growth and prosperity, and perhaps most notably, the 'baby boom' and the post-War migration schemes. By the end of the 1960s, Victoria experienced a 'qualitative and quantitative change' in society. One aspect of the change in society during these decades can be gauged by the increase in road travel and the popularity of a new form of holidaying, that of caravanning and camping. The RACV and similar associations in other states began publishing a range of guides and maps catering for motor travel. The motor car had, of course, revolutionised travel and holiday-making in Australia during the first decades of the twentieth century, and car ownership had grown rapidly during the inter-War years. However, holiday travel by road had been hampered somewhat during the War years, and up until the mid-1950s, by petrol rationing. From the mid-1950s, popular family holidays, such as camping and caravanning, often to the same destination each year, became an affordable luxury for many families. With the opening of the bridge in 1940 from San Remo to Phillip Island to vehicular traffic, the destination of Cowes became a viable option for those families wishing to enjoy a camping or caravanning holiday.

## Listings

## References

Author	Title	Year	ShelfLocation
Bass Coast Shire Council	Building permit application files in various years		
Department of Lands and Survey	Parish plan of Phillip Island		
Jean Edgecombe	Phillip Island and Western Port	1989	
Shire of Phillip Island and Woolamai	Rate Books. 1872-1910		

## Conservation Plans

## Owner Type

## Section 32 Recommendation

## Owners/Occupants/Managers

## Other Notes

## Application Detail

## Adviser Comments

## Planning Scheme Amendments

# AMAROO PARK CABIN & CAMPING GROUND

Heritage Overlay No **H038**  
PropertyNo  
File Number  
Heritage Study No **57**  
Heritage Grading

HPD Number **65** HI Number VHR Number

Other Names/s 'AMAROO' GUESTHOUSE / DOUGLAS HOUSE

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## 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
Tree Controls?	No	Name of incorporated plan	No
Outbuildings/fences not exempt?	No	Aboriginal Heritage Place?	No