

## Beamish and Gibbons Streets Residential Precinct – Statement of Significance

**Heritage Place:** Beamish and Gibbons  
Streets Residential Precinct

**PS ref no:** HO152



*Figure 1 Aerial view of Beamish and Gibbons Streets Residential Precinct*  
Source: Nearmap, 11 January 2023



Figure 2 Beamish and Gibbons Streets Residential Precinct: levels of significance

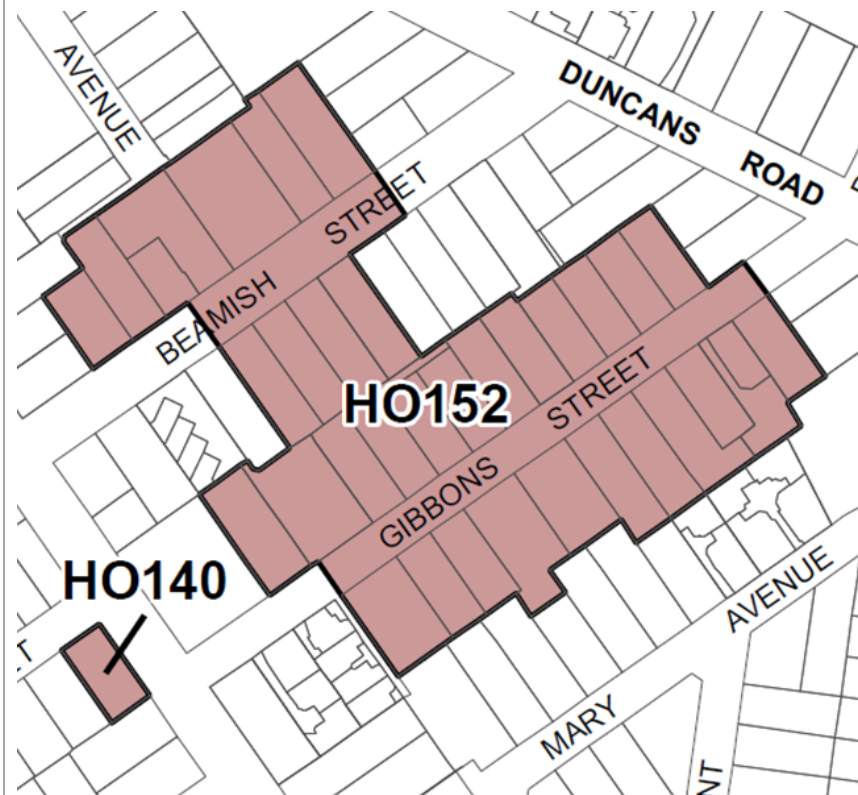


Figure 3 Proposed HO152

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**What is significant?**

The Beamish and Gibbons Streets Residential Precinct, Werribee, comprises a multi-stylistic collection of residential properties dating from the 1910s to the 1950s. The precinct is notable for including a large percentage of buildings of the interwar period, many of them with high levels of integrity.

The planning and public realm attributes of the precinct are not significant. Likewise, the interiors of residences, later additions to residences, car ports and non-original front fences are not significant.

The original front fences at 14 Beamish Street and 14 Gibbons Street are significant.

Significant buildings:

Beamish Street: 4, 6, 11, 13, 14, 15, 16, 18

Gibbons Street: 4, 6, 7, 8, 10, 11, 14, 16, 18, 20, 21, 22, 23, 28

Contributory buildings:

Beamish Street: 17

Gibbons Street: 3, 19

Non-contributory buildings:

Beamish Street: 8-10, 12

Gibbons Street: 5, 9, 12, 13, 15, 17, 24

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**How is it significant?**

The Beamish and Gibbons Streets Residential Precinct is of historical, representative and aesthetic (architectural) significance to the City of Wyndham [Criteria A, D and E].

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**Why is it significant?**

The Beamish and Gibbons Streets Residential Precinct is of historical significance to the City of Wyndham. The area, which comprises 34 residential allotments formed by 1919-20, represents an early stage in a significant expansion of Werribee (and Wyndham's) population. The streets, close to the town centre, were part of an expansive area that was subdivided during this period. The area is distinguished by a high percentage of buildings of the interwar era, as well as buildings introduced in the early-post-World War II period and the 1950s.

Development in the period following the Great War was stimulated by a range of factors including the break-up of the pastoral estates (notably the Chirnsides large landholdings) and opportunities for employment created by the establishment of the Metropolitan Farm, the State Research Farm and Closer Settlement. The Beamish and Gibbons Streets Residential Precinct provides insights into the demographic profile of the growing township; the role played by the State Savings Bank in providing access to credit and popular residential designs; and patterns of urban growth, notably the consolidation of the centre of Werribee township to the north and south of the railway station. [Criterion A]

The Beamish and Gibbons Streets Residential Precinct is of representative significance to the City of Wyndham for its collection of properties dating from the first half of the twentieth century. The precinct is notable for including a high percentage of buildings of the interwar period, representing a diversity of popular styles of the period, many of them with a high level of integrity. Buildings of the early-post World War II era also contribute to the precinct's ability to demonstrate patterns of growth in Wyndham into the mid-twentieth century. [Criterion D]

The Beamish and Gibbons Streets Residential Precinct is of aesthetic significance to the City of Wyndham. The streets include buildings of architectural merit in their own right, particularly those with high levels of integrity dating to the interwar period. These combine with the contributory buildings in the precinct to present streetscapes of considerable interest and diversity. [Criterion E]

Elements that contribute to the significance of the precinct are detached residential buildings dating from the 1910s to the 1950s. Within this group, there is a hierarchy of significance (significant, contributory and non-contributory):

- Significant buildings date to the core period of significance (c. 1910 to c. 1940) and demonstrate a high level of integrity to the extent of their streetscape presentation. This group includes weatherboard bungalows and rendered brick bungalows with a variety of hipped and gabled roof forms clad with

terracotta tiles or corrugated sheet metal. The majority are asymmetrically composed and distinguished by prominent projecting bays and verandahs, supported by timber posts. Timber-framed double-hung sash windows predominate, many with lead lighting.

- Contributory buildings include interwar residences that have been altered (generally to a limited extent); buildings of the post-World War II period that are responsive to the prevailing character of the area, or are examples of valued housing typologies of the early post-war period, including Cream Brick Veneers.
- Non-contributory buildings post-date the period of significance (1910s to 1950s) and/or have been extensively modified.

#### Primary source

*Wyndham Heritage Review, Stage 2: Residential Places and Precincts* (Wyndham City Council, July 2025)

Number	Address	Grade
4	Beamish Street	Significant
6	Beamish Street	Significant
8-10	Beamish Street	Non-contributory
11	Beamish Street	Significant
12	Beamish Street	Non-contributory
13	Beamish Street	Significant
14	Beamish Street	Significant
15	Beamish Street	Significant
16	Beamish Street	Significant
17	Beamish Street	Contributory
18	Beamish Street	Significant
3	Gibbons Street	Contributory
4	Gibbons Street	Significant
5	Gibbons Street	Non-contributory
6	Gibbons Street	Significant
7	Gibbons Street	Significant
8	Gibbons Street	Significant
9	Gibbons Street	Non-contributory
10	Gibbons Street	Significant
11	Gibbons Street	Significant
12	Gibbons Street	Non-contributory
13	Gibbons Street	Non-contributory
14	Gibbons Street	Significant
15	Gibbons Street	Non-contributory

16	Gibbons Street	Significant
17	Gibbons Street	Non-contributory
18	Gibbons Street	Significant
19	Gibbons Street	Contributory
20	Gibbons Street	Significant
21	Gibbons Street	Significant
22	Gibbons Street	Significant
23	Gibbons Street	Significant
24	Gibbons Street	Non-contributory
28	Gibbons Street	Significant

This document is an incorporated document in the Wyndham Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*