



**Amendment C365 (City of Greater Geelong)
Newtown West Heritage Review**

Expert Witness Statement - Heritage

August 2017

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Cover Image: 'Geelong Cement Works, Herne Hill, Moorabool River and Geelong in distance' (1934, Charles Pratt)
 (Source: SLV, H91.160/635)

1 INTRODUCTION

1.1 Purpose

This report is the heritage expert witness statement for the Planning Panel appointed to consider matters relating to Amendment C365 to the Greater Geelong Planning Scheme associated with the 'Newtown West Heritage Review'. It has been prepared by Anthony Hemingway of RBA Architects and Conservation Consultants and commissioned by the Planning Department of the Greater Geelong City Council.

The 'Newtown West Heritage Review' was prepared for the City of Greater Geelong by Dr David Rowe of Authentic Heritage Services P/L and Wendy Jacobs, architect and heritage consultant. The consultant team also included Pam Jennings (researcher) from Authentic Heritage Services. A draft of the document was provided to the City in May 2016 and subsequently it was reviewed and reissued in October 2016 (the current version).

1.2 Background

Brief

The scope and purpose of the Newtown West Heritage Review was to:¹

- Assess and document the places of post-contact cultural heritage significance in the study area for potential inclusion as individual and/or precinct heritage overlays in the Greater Geelong Planning Scheme.
- Assess and document the semi-detached dwellings at 321-323 Shannon Avenue, Newtown, for potential inclusion as a heritage overlay in the Greater Geelong Planning Scheme.
- Assess the places of heritage significance in accordance with the Australia ICOMOS Burra Charter and the Practice Note: Applying the Heritage Overlay.
- Provide a report that includes the assessments of the precincts (history, description, comparative analysis, statement of significance, condition, integrity, relevant Historic Australian Themes and proposed heritage overlay maps) and recommendations for the inclusion (or otherwise) of heritage overlays.
- Provide individual datasheets (using the Ashby Review datasheet template) for all places within the precincts.
- Enter the information into the HERMES database (as required by the Planning Practice Note: Applying the Heritage Overlay, July 2015).

Previous Studies²

The 'Newtown West Heritage Review' builds on earlier heritage studies that were undertaken from the early 1990s:

- 'City of Newtown Urban Conservation Study', Volumes 1-4 - Context Pty Ltd, Brian Stafford, Richard Peterson and Carlotta Kellaway 1991
- 'City of Newtown Urban Conservation Study', Volume 5 (a) and 5 (b) - Richard Peterson 1997

The sites that currently are afforded heritage protection in the City of Greater Geelong derive from the recommendations of the earlier studies. This includes the individual heritage overlays at 132 Aphrasia Street (Brooklyn) and 15 Stephen Street (*Newtown Brae*). Although the City of Newtown Urban Conservation Study identified six urban character area west of Shannon Avenue, no Neighbourhood Character Overlays were implemented.

Some further heritage review work was undertaken during the last decade, including the 'Newtown Heritage Study' prepared by the City of Greater Geelong (2008), although the subject area was outside the scope of that study.

Amendment C300 (2013-14)

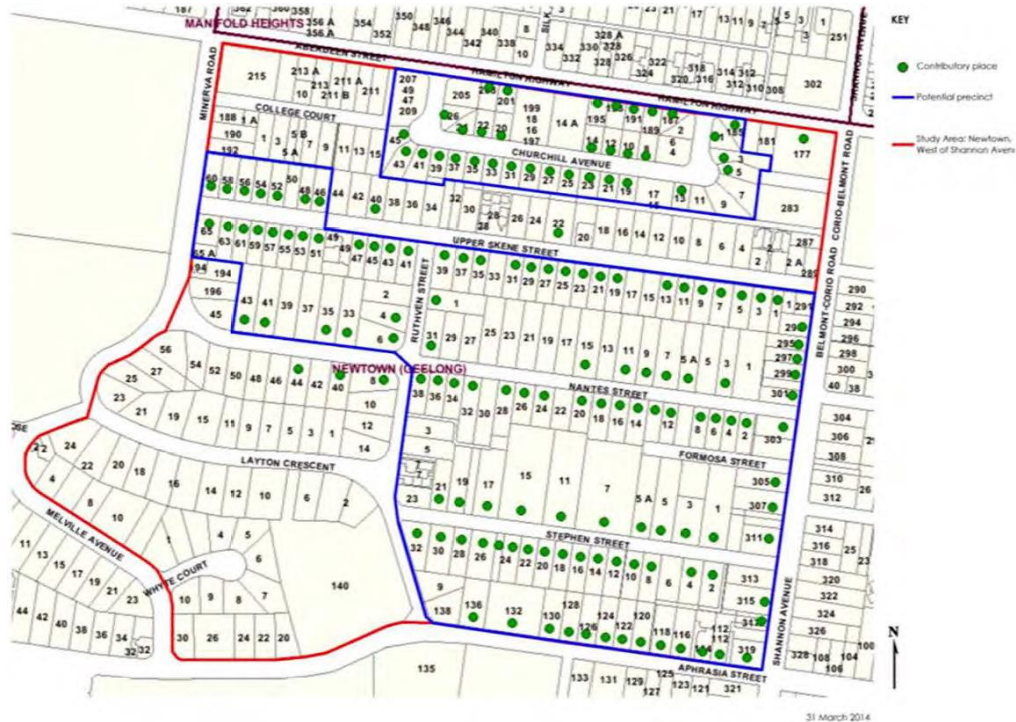
More recently during 2013-14, a preliminary assessment of the potential heritage values within the study area was undertaken as part of the preparation of the Statement of Evidence provided by Louise Honman of Context P/L on

¹ D Rowe & W Jacobs, 'Newtown West Heritage Review', vol. 1 – The Report, October 2016, pp2-3

² D Rowe & W Jacobs, 'Newtown West Heritage Review', vol. 1 – The Report, October 2016, pp4-6

behalf of a residents group to the City of Greater Geelong Planning Scheme Amendment C300. Amendment C300 sought the introduction of new Residential Zones in response to the Victorian Government's Practice Note 78: *Applying the Residential Zones and Advisory Note 50: Reformed Residential Zones*.

The preliminary assessment proposed 'that the area of Newtown – west of Shannon Avenue has sufficient heritage value to warrant a full heritage assessment.'³ The potential heritage precincts are outlined in the following image. Note that they differ from the final recommendations of the 'Newtown West Heritage Review'.



Proposed Study Area, potential precincts (blue lines) & places of contributory significance (green dots).
 (Source: L. Honman, Context Pty Ltd, Statement of Evidence: Greater Geelong Planning Scheme Amendment C300 – Preliminary Heritage Review, Newtown –west of Shannon Avenue', 1 April 2014, p.20. From 'Newtown West Heritage Study', p7)

In considering Amendment C300, the Panel stated that:

The Panel also notes Ms Honman's evidence that this area warrants 'a full heritage assessment' and encourages Council to give consideration to commission this work to investigate whether the HO should be applied.⁴

1.3 Newtown West Heritage Review

As a consequence of the recommendation to undertake a heritage assessment in the western part of Newtown, at the City of Greater Geelong Council meeting on 8 April 2014, it was resolved:

That Council undertake a full heritage assessment of Newtown – west of Shannon area, subject to a successful budget allocation in the 2014/15 and/or the 2015/16 financial years.⁵

Council commissioned the aforementioned consultants in November 2015, who over the next six months undertook the first draft of the study (the May 2016 version of the study). This draft was presented to Council in five volumes and recommended the following heritage overlays, precincts and individual sites, be included in the Schedule to the Heritage Overlay in the local planning scheme (discussed in later sections):

³ Reproduced in D Rowe & W Jacobs, 'Newtown West Heritage Review, vol. 1 – The Report', October 2016, p6

⁴ C Tsotsoros & M Kirsch, 'Panel Report: Greater Geelong Planning Scheme Amendment C300- New Residential Zones', 3 June 2014, p32

⁵ Reproduced in D Rowe & W Jacobs, 'Newtown West Heritage Review, vol. 1 – The Report', October 2016, p7

- Newtown West heritage area (consisting of 58 places in the first draft),
- Upper Skene Street heritage area (consisting of 34 places),
- West Melbourne Road heritage area (consisting of 13 places),
- 177 Aberdeen Street – Great Western Hotel,
- 15 Nantes Street – dwelling,
- 31 Nantes Street – dwelling,
- 321-323 Shannon Avenue – semi-detached dwellings,
- 325 Shannon Avenue – dwelling.

Newtown Housing Commission Estate

Another potential precinct was assessed, the Newtown Housing Commission Estate (in vol. 5) located at 185-209 Aberdeen Street and 1-49 Churchill Avenue, but was not recommended for planning controls.

The Newtown Housing Commission Estate was the earliest regional residential estate planned and constructed for the Housing Commission of Victoria in 1940-41. The houses were based on five designs by local architectural firm, Buchan Laird and Buchan, comprising one and two storey semi-detached dwellings all with tiled gable roofs, face brick, broad eaves, timber framed windows, chimneys and verandahs/porches.⁶

The original Garden City plan is evident in the rectangular layout centred on a U-shaped street, central public playground, grassed nature strips, generous front and side setbacks and smaller rear yards, concrete footpaths, kerbs and channels and four surviving low metal chain mesh front fences.

Of the 60 sites that make up the precinct, the Review recorded 33 surviving original dwellings (representing all of the five design types), though only about 20 of these were considered predominantly intact. The homogenous character of the precinct has been compromised by a number of (mostly recent) changes including demolition of original houses, further subdivision, new infill houses, varying degrees of alterations and additions to original houses, replacement of original fencing, and replacement of original street trees.

The Review concluded that the precinct was of 'Local Interest' and did not recommend it for inclusion in the Schedule to the Heritage Overlay, on the basis that it has a 'low-moderate' integrity. While no heritage overlay has been recommended, it was suggested that other forms of interpreting the historical and architectural heritage interest of the precinct are explored.

Exhibition

The May 2016 version was informally exhibited during July to August 2016 by the City of Greater Geelong to affected owners, interest groups and the public. A total of 19 submissions were received (6 objections, 12 supportive, and 1 raised concerns). Council staff - and where required, the heritage consultant - met and/or corresponded with submitters to clarify or reconsider the assessments and recommendations in the study. As a result, one objection and the query was resolved. The informal exhibition of the Review also brought about further information on particular properties and the Review was updated (resulting in the October 2016 version of the study).⁷

In addition, the boundaries of the Newtown West heritage area were altered to remove two sites at one edge of the proposed precinct - 9 Ruthven and 138 Aphrasia streets – so that the number of sites included within the proposed precinct was reduced from 58 to 56. These two sites were removed on the basis that they were defined as being 'not significant' (they date to the later part of the 20th century and so are outside the precinct's periods of significance) and located at the edge of the precinct.⁸

Another change was to prepare an incorporated plan and allow for prohibited uses for the Great Western Hotel (proposed HO1990).

⁶ D Rowe and W Jacobs, 'Newtown West Heritage Review – Vol. 5', pp1-37

⁷ Minutes of Ordinary Meeting, Greater Geelong City Council, 22 November 2016, p42

⁸ Minutes of Ordinary Meeting, Greater Geelong City Council, 22 November 2016, p43

At the 22 November 2016 Council meeting, the motion was carried that Council:

- Adopts the Newtown West Heritage Review, 2016;
- Requests the Minister for Planning authorise the preparation of an amendment as detailed in this report; and
- Requests the Minister for Planning exercise powers under Section 20(4) of the Planning and Environment Act 1987 by applying an interim Heritage Overlay to the identified places while the formal Planning Scheme Amendment is prepared and considered.⁹

Interim heritage overlay controls were sought by Council during December 2016 but the Minister declined to provide them on the basis that there was insufficient development growth to warrant them.¹⁰

Amendment C365 was formally exhibited from 23 February to 27 March 2017 and the Newtown West Heritage Review (October 2016) was a supporting document to this exhibition. 16 submissions were received – 11 supporting the Amendment and 5 opposing parts of the Amendment. Supporting submissions came from local residents and the National Trust of Australia {Victoria}. Objecting submissions related to the Great Western Hotel, the Upper Skene Street Heritage Area, and another was more general but from a resident within the Newtown West Heritage Area.

Amendment C365 was referred to Planning Panels Victoria on 24 May 2017 to review the submissions.

1.4 Study Area

The Study Area is shown on the following map is bounded by:

- Aberdeen Street to the north,
- Aphrasia Street and Queens Park Road to the south,
- Shannon Avenue to the east, and
- Layton Crescent and Melville Avenue to the west.



Study Area
(Source: City of Greater Geelong, from Newtown West Heritage Review)

⁹ Minutes of Ordinary Meeting, Greater Geelong City Council, 22 November 2016, p42

¹⁰ Susan Williamson & Peter Smith, Greater Geelong Planning Scheme, 22/24 May 2017, p1

1.5 Expert Witness Background

In the preparation of this report, I have made all inquiries that I believe are desirable and appropriate, and no matters of significance, which I regard as relevant to my knowledge have been withheld from the Panel.

Anthony Hemingway – Architectural Historian

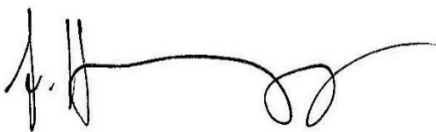
My full name is Anthony Scott Hemingway and I have a Master of Planning & Design (Architectural History and Conservation) and Master of Arts (Fine Arts), both from the University of Melbourne. For the former I primarily studied under Professors Miles Lewis and Philip Goad. For my Master of Arts, I undertook a thesis on early Medieval (Pre-Romanesque) churches in northern Spain, in the province of Asturias.

Since 2000, I have worked at RBA and amassed significant experience in all aspects of heritage conservation. I have led the team for the heritage studies for the Strathbogie and Towong Heritage Studies (both stages 1 and 2). In addition, I completed the City North Heritage Review for the City of Melbourne, which included parts of Carlton, Melbourne, North Melbourne in the vicinity of the Queen Victoria market (Amendment C198); French Island Heritage Review; and a peer review for Boroondara Council (Amendment C64).

More specifically, I have worked on several projects in the Geelong area. Recently the City Fringe Heritage Area (HO1639) review has been undertaken for Council, and previously the Lara Heritage Review. In addition, I have gained familiarity with the Newtown area having prepared a conservation management plan (CMP) for two sites of State significance in the suburb - The Heights, 140 Aphasia Street, and Armytage House, 100 Pakington Street. In addition, I have undertaken a condition review of the Geelong Railway Station.

I have worked on a wide variety of sites from humble dwellings to major public buildings throughout Victoria, ranging in origin from the mid-Victorian period through to the later 20th century. As such, I have gained extensive experience in assessing cultural heritage significance, and also developed expertise in managing change at historic sites, where there is a need to balance the retention of heritage values with an awareness that often substantial changes can be made, if handled in a sympathetic manner.

I have also completed many conservation management plans (CMPs), condition surveys and materials and finishes investigations, and have particular skills in carrying out forensic paint-scrape analysis. I have investigated the original colour scheme and prepared a specification for contemporary equivalents for the Maryborough Railway Station Conservation Works, which was recognised with shortlisting in the 2013 Dulux Colour Awards. I have also prepared schemes at Footscray, Kaniva and Wycheproof railway stations. At Footscray Railway Station, I was also involved in overseeing the Heritage Victoria permit conditions for the Regional Rail Link project.



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2 METHODOLOGY

2.1 General

For the Newtown West Heritage Review, the consultants adopted a methodology in accordance with the processes and criteria outlined in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance, known as the *Burra Charter*. This involved:

- Fieldwork,
- Historical research,
- Targeted consultation,
- Comparative analysis,
- Written heritage assessments.

2.2 Fieldwork¹¹

The initial basis to the assessment of the heritage citations included in the study was fieldwork. The fieldwork methodology used was as follows:

- All of the places in the study area were visited from the public realm and photographed. On-site access was provided at 15 Stephen Street.

A limitation of the project was that site access was not gained for properties with difficult visibility from the public realm. Subject to permission from the owners, the condition, integrity and significance of these properties should be confirmed with site visits (see recommendations for further details).

2.3 Historical Research¹²

Extensive historical research was carried out by the consultants. This included (but was not limited to):

- Land application files, Land Information Centre, Laverton.
- Certificates of Title, Landata online and Public Record Office (Ballarat & North Melbourne).
- Historic Geelong Waterworks & Sewerage Trust Fieldbook Plans, Barwon Water.
- Probates and Wills of early owners at the Public Record Office Victoria (North Melbourne)
- Births, Deaths and Marriages Indexes, Department of Justice, Melbourne.
- Historic Rate Books for the Geelong Town Council and Newtown and Chilwell Town, Borough and City Councils, Geelong Library and Heritage Centre.
- Historic Parish Plans and other Historic Maps of Geelong and Newtown.
- Numerous newspaper articles available on Trove online (historical newspapers, including the Geelong Advertiser, at the National Library of Australia).
- Historical photographs and subdivision plans in the collections of the Geelong Library and Heritage Centre, State Library of Victoria, Alfred Deakin Library (Deakin University) and private collections.
- Historic postal directories and electoral rolls.
- Various local history and other publications.
- Unpublished manuscripts and booklets at the Geelong Library and Heritage Centre.
- Limited oral information by a select number of current and previous residents.

¹¹ D Rowe & W Jacobs, 'Newtown West Heritage Review, vol. 1 – The Report', October 2016, p7

¹² Ibid, pp8-9

2.4 Comparative Analysis¹³

Comparative analyses were carried out for all of the heritage places where citations were prepared, using an architectural and/or historical context.

2.5 Heritage Citations¹⁴

Heritage citations (for heritage precincts and individual heritage places) were prepared for each of the heritage places. Each draft citation also accorded with the Project Proposal and included:

- Place name and address.
- Relevant Historic Themes (cross-referenced from *Victoria's Framework of Historical Themes*, Heritage Council of Victoria, 2009).
- Condition and Integrity.
- Current and Historic Photographs (where available).
- Current and recommended heritage status and level of significance.
- Recommendations for the Schedule to the Heritage Overlay and Permit Exemptions through the preparation of an Incorporated Plan.
- Proposed heritage overlay map/polygon.
- Statement of Significance (criteria based on the Practice Note: *Applying the Heritage Overlay* [Appendix 7.03] and related criteria listed in this report).
- Detailed description.
- Fully-referenced history.

2.6 Consultations¹⁵

Community consultation was outside the Project Brief for the study. However, specific, targeted consultation formed part of the project in order to gain historical information about particular places as well as obtain contacts of others who could assist with historical and other information.

A draft of this study was informally exhibited by the City of Greater Geelong to affected owners, interest groups and the public. A total of 19 submissions were received. Council staff - and where required the heritage consultant - met and/or corresponded with submitters to clarify or reconsider the assessments and recommendations in the study. The informal exhibition of the Review also brought about further information on particular properties and the Review was updated (resulting in the October 2016 version).

2.7 Assessment of Significance

The Newtown West Heritage Review has been prepared in accordance with the *Practice Note: Applying the Heritage Overlay* (revised September 2012 & July 2015) (Appendix 7.03). The *Practice Note* states:

“The heritage process leading to the identification of the place needs to clearly justify the significance of the place as a basis for its inclusion in the Heritage Overlay. The documentation for each place shall include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria.”

HERCON Criteria

These widely used criteria were adopted at the 1998 Conference on Heritage (HERCON) and are based on the earlier and much used, Australian Heritage Commission (now Australian Heritage Council, AHC) criteria for the Register of the National Estate (RNE).

¹³ Ibid, p9

¹⁴ Ibid, p9

¹⁵ Ibid, pp9-10

The HERCON criteria are essentially a rationalised (more user-friendly) version of the AHC Criteria (which included different sub-criteria for cultural or natural heritage). It is also noted in the aforementioned practice note that ‘The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.’

Reference to the relevant HERCON criteria is defined in brackets within the statements of significance. The criteria are outlined in the following table.

Criterion	Definition
A	Importance to the course, or pattern, of our cultural or natural history.
B	Possession of uncommon, rare or endangered aspects of our cultural or natural history.
C	Potential to yield information that will contribute to an understanding of our cultural or natural history.
D	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
E	Importance in exhibiting particular aesthetic characteristics.
F	Importance in demonstrating a high degree of creative or technical achievement at a particular period.
G	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.
H	Special association with the life or works of a person, or group of persons, of importance in our history.

In addition, the more detailed Assessment Criteria adopted by the Australian Heritage Commission for the Register of the National Estate (which has formed the basis to the criteria outlined in the *Practice Note*) have formed a foundation to the heritage assessment, as have the principles of the Australia ICOMOS Burra Charter.

Burra Charter

The methodology adopted in the assessment of the significance (or Heritage values) of the place is in accordance with the process outlined in the *Burra Charter* (or The Australia ICOMOS Charter for Places of Cultural Significance). As outlined in the *Burra Charter*, the criteria considered include aesthetic (including architectural), historical, scientific (or technical), social and spiritual values.

Gradings

Within the precincts, the consultants used the following four tiered grading system:¹⁶

Level	Definition
Significant	At the regional or local level. This is due to their high design quality, rarity value or overriding historical value to the area.
Contributory	These places make an important contribution to an understanding of the historical evolution and aesthetic character of precinct, being representative examples of development in the important period between ... and ... (adjusted to suit each precinct).
Conservation desirable	These places have been noticeably altered to public view and therefore they do not meet the threshold for contributory significance. However, some original design qualities and historical associations to the precinct are discernible and of interest.

¹⁶ The definitions are outlined in the 'statement of significance' section within volumes 2 to 4, which relate to the three proposed heritage precincts.

Level	Definition
Not significant	These places have been greatly altered (their original designs not being immediately discernible) or they do not relate to the significant era of building development of the precinct.

Whilst this grading system is valid, it does not comply with the grading system that has been promoted in various planning panel reports and is employed by several municipalities with a substantial amount of heritage precincts such as Boroondara, Moreland, Port Phillip, and Yarra (and Melbourne is currently in the process of switching to this system). The grading system adopted by these councils is three tiered - significant, contributory, and non-contributory. As such, consideration should be given to re-assessing the individual gradings within the precincts according to the more common system.

2.8 Thematic Context

In each citation, a preliminary theme from the *Victorian Framework of Historical Themes*, prepared for the Heritage Council of Victoria in 2009, has been provided. However, as a dedicated Thematic History for the City of Greater Geelong has not been prepared as yet, these themes could be considered as being preliminary.

2.9 Comment

It is evident from the documentation provided in the five volumes of the 'Newtown West Heritage Review' that a sound, comprehensive, and rigorous approach has been taken to the research and analysis of the extant fabric of the many sites included within the study. It complies with good heritage practice and current standards of documentation for heritage studies. The datasheets prepared for sites within the various precincts provide useful summary information, especially original drainage plans by which planners and heritage advisors can assess planning applications.

3 RECOMMENDATIONS

3.1 Introduction

This section outlines the recommendations of the Newtown West Heritage Review. The project brief had anticipated the assessment of two heritage precincts (being a larger Newtown West Precinct and the Newtown Housing Commission Estate) and two individual heritage overlays, following the recommendations in the Statement of Evidence provided by Louise Honman (of Context P/L) for the City of Greater Geelong Amendment C300.

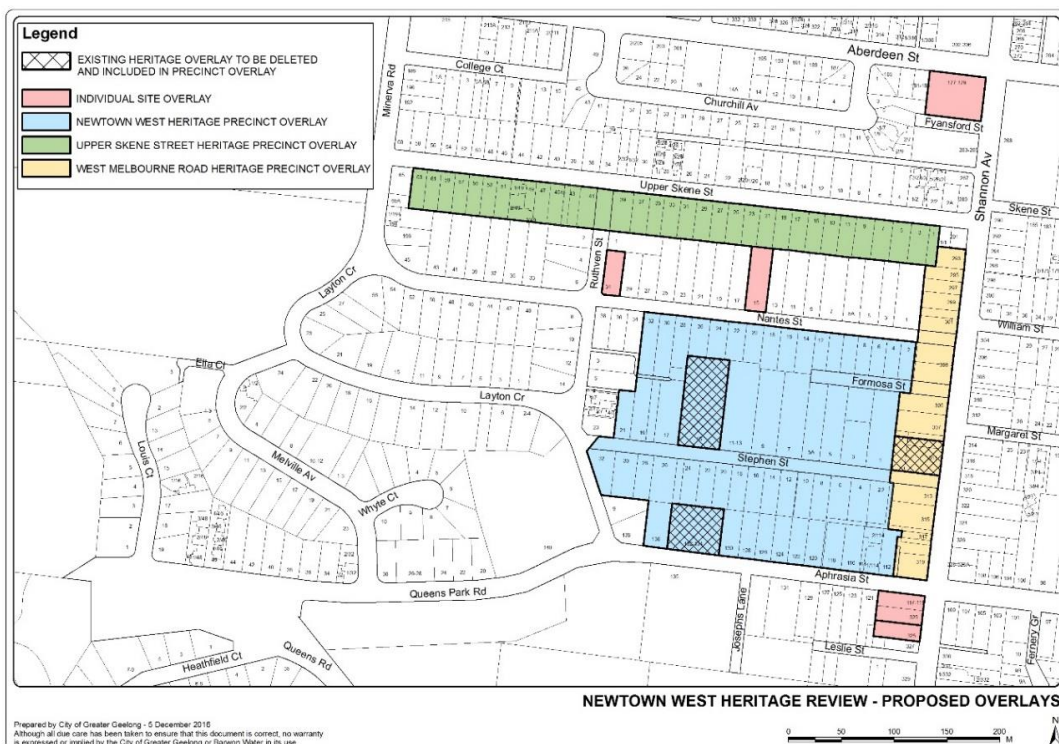
The outcome of the detailed assessment - involving fieldwork, historical research and comparative analyses - however resulted in the preparation of four heritage precincts and five individual assessments.

The identified precincts were:

- Newtown West Heritage Precinct Overlay (involving the removal of 2 existing individual heritage overlays),
- Upper Skene Street Heritage Precinct Overlay
- West Melbourne Road Heritage Precinct Overlay (involving the removal of 1 existing individual heritage overlay),
- Newtown Housing Commission Estate Precinct (though not recommended for planning controls).

The five individual heritage overlays were:

- 177 Aberdeen Street – Great Western Hotel,
- 15 Nantes Street (since demolished),
- 31 Nantes Street,
- 321-323 Shannon Avenue,
- 325 Shannon Avenue.



Summary map of proposed changes and overlays
(Source: Greater Geelong C365 Explanatory Report Exhibition)

3.2 Potential Heritage Precincts – Amendment C300

In 2013-14, Louise Honman (of Context P/L) suggested the following two precincts in the study area (refer to the map in section 1.2 of this report) as part of Amendment C300:

- Newtown West Heritage Precinct,
- Churchill Avenue Heritage Precinct.

The following provides a summary of the observations by the authors of the 'Newtown West Heritage Review' regarding these two potential heritage precincts.

Proposed Newtown West Heritage Precinct

The Review found that the extent of the proposed Newtown West Heritage Precinct outlined in the Statement of Evidence presented as part of Geelong Amendment C300 by Louise Honman was not supportable. The Review identified a lower order of integrity to the north side of Nantes Street and the north side of Upper Skene Street as well as few dwellings of contributory significance. As a consequence, the precinct proposed by Ms Honman was reduced in size and broken up into smaller areas, creating the proposed heritage precincts described below (section 3.2).

Proposed Churchill Avenue Heritage Precinct

Renamed the Newtown Housing Commission Estate for the purposes of the Review, the integrity of this proposed Precinct was found to be compromised by a number of changes and had fewer dwellings of contributory significance than those identified in Ms Honman's Statement of Significance. Such changes included demolitions, tree planting, subdivision and notable alterations/additions. The Review found that these changes undermined the integrity of the 'original, purposely designed layout, housing stock, fencing and landscaping'.

Although the area was considered 'to have insufficient integrity to warrant a heritage overlay', the Review suggested that other forms of interpreting the historical and architectural heritage interest of the site be explored. The Review lists a number of interpretive ideas that could be pursued.

3.3 Proposed Heritage Precincts – the Review

The following is a summary of the three heritage precincts that the Review identified and subsequently recommended to be included as heritage overlays in the Schedule to the Heritage Overlay in the Greater Geelong Planning Scheme, through a planning scheme amendment.

Newtown West Heritage Precinct

This proposed precinct comprises a roughly rectangular area north of Aphrasia Street and south of Nantes Street between Shannon Avenue and Ruthven Street. It includes properties on the north side of Aphrasia Street, properties on both sides of Stephen Street and properties on the south side of Nantes Street. The proposed precinct also includes Formosa Street. The significance of this residential precinct relates to building stock from the Victorian, Federation and Interwar periods.

Upper Skene Street Heritage Precinct

The proposed precinct comprises the properties on the south side of Upper Skene Street (1-63 Upper Skene Street). The significance of this residential precinct primarily relates to buildings dating to the Interwar period, and to a lesser extent the Victorian and Federation periods.

West Melbourne Road Heritage Precinct

The proposed precinct comprises 13 properties on the west side of Shannon Avenue from 293 to 319 Shannon Avenue. The significance of this residential precinct relates to building stock from the Federation and Interwar periods.

Existing Individual Heritage Overlays in Proposed Precincts

There are three existing individual heritage overlay that are located in two of the proposed precincts:

- 132 Aphrasia Street (HO1242) and 13-15 Stephen Street (HO205) in the proposed Newtown West Heritage Precinct,
- 311 Shannon Avenue (HO181) in the proposed West Melbourne Road Heritage Precinct.

The Review recommended that each existing individual heritage overlay be deleted from the Schedule to the Heritage Overlay and the property be included in the proposed overlay in which it is located.

Further, the Review recommended that the individual controls relating to the existing individual heritage overlays be rolled over to be included in the Schedule to the Heritage Overlay of the proposed heritage precincts, but only apply to the specific properties that they previously applied to. This decision was made in line with the recommendations of a Buloke Planning Panel Report.

3.4 Proposed Individual Heritage Places

The Review identified five sites in Newtown as having heritage significance and recommended they be included in heritage overlays in the Schedule to the Heritage Overlay in the Greater Geelong Scheme, through a planning scheme amendment. They are:

- 177 Aberdeen Street – Great Western Hotel, 1925
- 15 Nantes Street – Old English style house, 1946-47 (since demolished),
- 31 Nantes Street – house in a Georgian Revival style, 1947-48
- 321-323 Shannon Avenue – late 19th century (1895), pair of houses,
- 325 Shannon Avenue – Old English style house, 1935

The Review recommend specific controls for each site.

3.5 HERMES

The Review recommended that any changes from consultations and planning scheme amendment are reflected by HERMES and that if the Review 'proceeds to a planning scheme amendment and heritage overlays are introduced the heritage status fields and heritage overlay numbers are updated and added to HERMES respectively by the City of Greater Geelong'.

3.6 Greater Geelong Planning Scheme

The Review recommended that if the Newtown West Heritage Review proceeds to planning scheme amendment and that heritage overlays are introduced, that:

- The Newtown West Heritage Review is included as a reference document at Clause 22.09 of the Planning Scheme.
- Policies are prepared and included at Clause 22 for the three heritage precincts: Newtown West, Upper Skene Street and West Melbourne Road, following on from the existing suite of heritage policies for existing heritage precincts in the Planning Scheme.

3.7 Comment

The process by which the authors of the 'Newtown West Heritage Review' reviewed the potential heritage assets within the study area outlined in the Brief, including the possibility of two heritage precincts, was sound.

The authors correctly identified that whilst some historic and intact sites survived to the north sides of both Upper Skene Street and Nantes Street, these sides had a low level of integrity overall (except for nos 15 and 31) so that they did not warrant inclusion in a potential precinct heritage overlay or overlays. The largely intact and cohesive streetscapes in the eastern half of the study area have been appropriately recommended for heritage protection in three separate precincts, that whilst they have some similarities are also distinct from each other. The different subdivision history provided the basis for the three separate precincts as follows:

- Upper Skene Street – as early as 1854, the consistent pattern of subdivision was first established. Due to its setting further down the hill, it developed into an area with more modest housing as compared to the other two precincts.
- Newtown West – The two Victorian period mansions provide the core of this precinct and have set the standard for relatively high quality housing, albeit less substantial, during the following two periods. There is a range of allotment sizes relating to the less consistent subdivision pattern.
- West Melbourne Road – as a main arterial road, this section inevitably has a different character in part related to the high fences required to provide privacy. The history of this part of west Newtown is different to the adjacent streets as it had been a commercial area, though this is not apparent in the extant building stock. The earliest surviving buildings, dating to the Federation period, also provide a core of high quality houses that were more typical to main roads before the advent of the motor vehicle.

The potential housing estate precinct in Churchill Avenue and the adjacent parts of Aberdeen Street had been heavily compromised by the recent alterations and replacement buildings such that there is insufficient original, intact housing stock to form a cohesive precinct that could be determined to reach a reasonable threshold level of local significance.

In regards to the proposed individual heritage overlays, they are all good or distinct and intact examples of their type and would likely meet the threshold for an individual overlay in any context. It is appropriate that they have been recommended for heritage protection.

There are no other sites in the study area that would warrant heritage protection, which mainly date from the mid-20th century onwards. Whilst there are a few good examples, they are either not distinctive enough to warrant consideration for an individual heritage overlay or form cohesive groups to warrant consideration for a possible heritage precinct.

4 GREAT WESTERN HOTEL (Proposed HO1990)

4.1 Location

The Great Western Hotel at 177-179 Aberdeen Street, Newtown is located on the south-west corner of Aberdeen Street and Shannon Avenue. A short roadway, Fyansford Street, extends along the southern boundary.



Aerial showing the parcel of land on which the hotel is located (red) and related car park (yellow)
NB Fyansford Street adjacent to the south
(Source: Planning Maps online)

The broader hotel site consists of three parcels of land:

- the main corner section (east end, on which the hotel stands) –177-179 Aberdeen Street – lot 1\TP753047,
- part car park (west end) - nos 181-183 Aberdeen Street - lot 53/LP57630,
- part car park (middle) - unnumbered – lot 54/LP57630.

4.2 Summary History

In 1847, ten years after the founding of Geelong, Crown land was sold on the west side of the Newtown Hill. Crown allotment 4 of Section 10 in the Parish of Moorpanyal (comprising 24 acres, 1 rood and 8 perches), was purchased by Alfred Woolley, English storekeeper, in 1849.¹⁷ In February 1852, he sold the land to John Mason.¹⁸ Mason subdivided the land into two elongated rectangular allotments.

By late 1853, a portion of the subdivided land had been sold to Charles Corbett, builder of Hope Street, Ashby (Geelong West), who proceeded to construct a hotel on the land. Completed in 1854, it was known initially as Corbett's Hotel, but gained the name Great Western Hotel soon after.¹⁹

¹⁷ Moorpanyal Parish Plan VPRS 16171, Public Record Office Victoria (PROV), Land Application 31459, General Law Library, Land Information Centre, Laverton 'Alfred Woolley' in Re-Member, database of Victorian Parliamentarians, from 'Newtown West Heritage Review - Volume 1: The Report', p4

¹⁸ Land Applications 31459 & 47577, op.cit. From 'Newtown West Heritage Review - Volume 1: The Report', p5

¹⁹ Land Application 47577, op.cit; *Geelong Advertiser and Intelligencer*, 28 November 1854, p4, from 'Newtown West Heritage Review – Vol. 1: The Report', Place NO. NWO1, p5

In 1924, the Hodge Brothers sold their brewing business, which included the Great Western Hotel, to Carlton and United Brewery (CUB).²⁰ The next year, in 1925, CUB called tenders for the construction of a new hotel on the site, after engaging architects Cleverdon & McLaughlin for a design.²¹ The new hotel was opened the next year, in 1926, a 'two storey brick building ... with a principal hipped roof from clad in terra cotta tiles' and face brick.²² CUB continued their ownership of the hotel for the next 76 years, while licensee Reginald McGann ran the hotel until 1951.²³

Alterations and additions had been undertaken during the 20th century and more recently. The former canopy with console brackets evident above the main entrance on east side in an early 1970s photograph was probably original, as it was typical of the period (refer to the 1970s image of the Wool Exchange Hotel, section 4.4) but had been replaced by the mid-1990s.

In c.1971, 'a single storey brick addition was constructed to the west side' of the hotel and by 1972, the exterior had been painted. During the 1980s, the extant bottle shop was built to the south side and by 1994 various canopies had been introduced to the ground floor openings.²⁴

In 2000, the neighbouring property to the west was acquired and demolished to construct the existing carpark extension.²⁵ In the years after 2000, the later, non-original cantilevered canopy to the east elevation was removed, the original main entrance was closed off, and the single storey addition to the west side was rendered.²⁶

4.3 Description

The Great Western Hotel is located on a prominent corner in Newtown. The design of the original two storey section is evocative of its period of construction, being the mid-1920s or early Interwar period, and its façade is intact to its original format, as the pattern of openings has not been altered except for the infilling of the original main doorway (middle of the east elevation/Shannon Ave). This intactness is evident despite the presentation of the building being affected by the painting of the external walls (since the early 1970s at least).

Typical of urban/commercial buildings the 1920s, the façade displays some classicising elements (the pilasters to the bays with parapets, columns to the main entry, and moulded cornices) with some Arts & Crafts elements (the visible hip roof clad in terracotta tiles with partial soffit lined with slatted boards).

²⁰ Land Application 47577, op cit, D Rowe and W Jacobs, 'Newtown West Heritage Review – Vol. 1: The Report', p8

²¹ *Geelong Advertiser*, 17 August 1925, from D Rowe and W Jacobs, 'Newtown West Heritage Review – Vol. 1: The Report', p11

²² D Rowe and W Jacobs, 'Newtown West Heritage Review – Vol. 1: The Report', p11

²³ Certificate of Title, vol. 5507 fol. 220; Newtown and Chilwell Town Council Rate Books, op cit 1926-1950, from D Rowe and W Jacobs, 'Newtown West Heritage Review – Vol. 1: The Report', p10-11

²⁴ D Rowe and W Jacobs, 'Newtown West Heritage Review – Vol. 1: The Report', pp12-13

²⁵ Planning Permit 545/2000, City of Greater Geelong, from D Rowe and W Jacobs, 'Newtown West Heritage Review – Vol. 1: The Report', p12

²⁶ Building Permits 367/2007 & Planning Permit 1350/2008, City of Greater Geelong, from D Rowe and W Jacobs, 'Newtown West Heritage Review - Volume 1: The Report', p12



Great Western Hotel (2017)

The original two storey wing has a broadly rectangular footprint and the hip roof retains squat red brick chimneys with flat rendered cappings. The walls are mostly brick, presumably red although possibly with some contrasting clinker elements or similar (for example the soldier coursing in line with the lintels to the upper windows). The brick would have contrasted with the tiling to the main corner, concrete/rendered lintels above the main entry and window above (with lead lighting), and rendered panels (between the pilasters), although would have been similar to the terracotta vents. The brickwork also varies across the façade – it is English bond to the ground floor (alternating rows of headers and stretchers) but is English garden bond to the first floor (three rows of stretchers between a row of headers) with an upper row of soldier coursing (vertically orientated stretchers).



North elevation/Aberdeen Street



East elevation/Shannon Avenue, central bay

The facades are both symmetrical though that to Shannon Avenue is twice as long as that to Aberdeen Street. Each façade is divided into sections by narrower projecting bays, which extend through the roof as parapets. The fenestration pattern is consistent – one window to each projecting bay and three to the wider, recessed intermediate sections. Interestingly the windows to the later do not necessarily align in part due to different window types being used to each level – double-hung sashes to the upper level and mostly fixed pane to the ground level. At least one of the windows to the north side, may have been a doorway originally.

There is a small single storey section on the east side of the building, between the main two storey wing, and the 1980s bottle shop which is also possibly original. It has a timber door which includes a nine-paned window.



South-east end, with bottle shop
Location of probably original single storey section (arrow)
Fyansford Street (left)



Single storey section (probably original)
East side/Shannon Avenue

To the rear/west, a large single storey section has been added during the late 20th century, probably in stages.



Western additions

4.4 Comparative Analysis

Of the surviving work by Cleverdon & McLaughlin, the Great Western Hotel and the Telegraph Hotel are the most distinctive and intact examples. Currently the latter at 2 Pakington Street, Geelong West is also not protected by a heritage overlay, but at the outset, it is likely to also meet a threshold to warrant protection in the Greater Geelong Planning Scheme.



Telegraph Hotel, north-west corner



West elevation

The Telegraph Hotel, was erected in 1926 about a year later than the Great Western Hotel.²⁷ It has a similar format to the Great Western (two storey, generally rectangular, similar configuration of bays and pattern of openings) but has been designed in an Art Deco/Moderne style, and may be a relatively early example of this style in Geelong. Externally the building however is rendered with curved corners and the roof is obscured by a parapet. The likely original tiles remain visible to the corner bar section, whereas they are painted to the Great Western Hotel.

The other hotels noted by the same architects were earlier – De La Ville (54 Little Myers Street, 1923) and Preston, now the Sporting Globe (175-177 Ryrie Street, 1924). They are less distinctive and the former has been partly altered externally. Both are currently not included in the Schedule to the Heritage Overlay but may warrant inclusion, although to be determined by more detailed research and analysis.



De La Ville, 54 Little Myers Street, Geelong



Preston, now the Sporting Globe, 175-177 Ryrie Street, Geelong

Three other contemporary hotels in central Geelong were cited, which are all relatively intact. Two of this group are protected – the Wool Exchange (now the Phoenix) at 59 Moorabool Street (HO1050) and the Lord Nelson at 7-21 Bellerine Street (HO865). The former, opened in 1927 by the notable architects Laird & Buchan, has been partly altered, including the removal of the original corner canopy (similar to probably what existed to the east elevation of the Great Western Hotel). It has undergone some unsympathetic change in recent years such as inclusion of verandah and replacement of original timber framed windows with aluminium types, though at least the openings have remained intact. The Lord Nelson, 1925, is intact and designed in a classicising manner typical of the period.

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'Geelong West News', *Geelong Advertiser*, 20 September 1926, p1



Wool Exchange (circa 1970s)
 NB likely original corner canopy
 (Source: <https://www.geelongaustralia.com.au/data/item/geelong-historical-images.aspx>)



The Phoenix (formerly the Wool Exchange)

The other unprotected example – Sir Charles Hotham, 3 Brougham Street – is a distinctive design in a Tudor Revival mode (four centred arches, crenulations, quoining) and would likely meet a threshold to warrant protection in the planning scheme.



Lord Nelson



Sir Charles Hotham

4.5 Proposed Statement of Significance

The following is the proposed Statement of Significance of the Great Western Hotel, prepared as part of the Newtown West Heritage Review:

What is Significant?

The Great Western Hotel, 177 Aberdeen Street, Newtown, has significance as a local heritage landmark in this part of Newtown, and particularly as a moderately intact, austere and yet robust example of interwar hotel design in Geelong. Built in 1925 to a design by the architects, Cleverdon and McLaughlin, the significant fabric includes the two storey hipped roof forms clad in terra cotta tiles, brick chimneys, symmetrical two storey brick facades defined by central and flanking (corner), stepped, parapeted bays articulated with paired brick first floor pilasters featuring soldier-coursed bands and topped with moulded stringcourses, vertically-oriented timber framed double hung windows, bank of three timber framed double hung first floor windows with leadlighting in the central bay of the east façade, parapet signage lettering in the central bay of the east façade, ground floor entrance opening in the central bay of the east façade with vestigial columns in antis (the original door opening has been replaced with a window and brick surround), modest eaves overhangs between the parapeted bays, ground floor window and door openings, projecting moulded stringcourses, and the tiled ground floor dados (but not the overpainting).

How is it significant?

The Great Western Hotel, 177 Aberdeen Street, Newtown, is historically and aesthetically significant at a LOCAL level.

Why is it significant?

The Great Western Hotel, 177 Aberdeen Street, has historical significance for its longstanding associations with hotel operations from 1925, the site being the location of a hotel since 1854 (Criterion A). It also has significance for its associations with the local architects, Cleverdon and McLaughlin, who designed a number of hotels in Geelong in the 1920s (Criterion H).

The Great Western Hotel has further associations with the long term owners, Hodges Brothers and Carlton and United Breweries (Criterion H), both of whom held considerable brewing and hotel interests in Geelong and more widely, Victoria, in the late 19th and early 20th centuries (Criterion H). The Great Western Hotel, 177 Aberdeen Street, has aesthetic significance as a moderately intact, austere and robust example of an interwar suburban hotel in Geelong, and as a local heritage landmark in this part of Newtown (Criteria D & E). This is reflected in the two storey hipped roofed building with parapeted rectangular bays having stepped pilasters and simple detailing. The Great Western Hotel is comparable to other hotels by the architects, Cleverdon and McLaughlin, including the Telegraph Hotel, Geelong West, which is a more streamlined and more overtly Art Deco-inspired in detail. The Great Western Hotel is a more refined example with other comparable Cleverdon designed hotels, including the De La Ville Hotel, Little Myers Street, and Preston Hotel, Ryrie Street, which were the progenitors to its design.

4.6 Objections

Objections were raised to the proposed individual overlay for the Great Western Hotel:

- Submission no. 13 was a petition submitted for the Great Western Hotel, 177 Aberdeen Street Newton against the proposed individual overlay recommended by the Review. It stated:

The petitioners therefore request that the City of Greater Geelong proposal to place a Heritage Overlay on the Great Western Hotel is unnecessary and inappropriate and that it be revoked immediately.

- Submission no. 16 contained a number of issues with the proposed individual overlay, which are in summary:
 - 'there are sufficient layers of control in place to protect the aesthetics of the subject land'
 - Other buildings designed by the architect do not have heritage protection
 - The controls would be a burden on the property owner

4.7 Discussion

From my inspection of the subject site and the comparative examples noted in the citation, as well as review of the documentation relating to the proposed heritage overlay for the Great Western Hotel in Newtown, it is evident that the 1925 building meets the threshold for local heritage significance as it is a good example of the period and the output of the architects Cleverdon and McLaughlin, who designed a few hotel buildings for Carlton and United Breweries at this time. Whilst hitherto the other three examples noted have not been protected, it is suggested at the outset that the Telegraph Hotel in Newtown would at least warrant protection. In addition, that fact that other contemporary hotels and/or examples of Cleverdon and McLaughlin work has not been protected does not in anyway suggest that they might not be worthy of protection as heritage assessment, and subsequent process of seeking gazettal, is an ongoing endeavour generally that is subject to a variety of factors, in particular budgetary constraints.

The design of the Great Western Hotel reflects the architectural trends of the mid-1920s and the expressed roof provides a more domestic (Arts and Crafts influenced aesthetic), the latter suggestive of its then, edge of town location, whereas hotels built in the more urban areas of Geelong were designed with parapets. Two aerials of Geelong taken during the mid-1930s show that the western part of Newtown was relatively undeveloped and the effective urban fringe and the hotel stood in relative isolation at that time, being surrounded by paddocks.²⁸

²⁸ Refer to following section on Upper Skene Street for one SLV, H91.160/635 of 1934 and another, H91.160/826 of 1936. Both were taken by Charles Pratt.



'Geelong, looking west' (Charles Pratt, March 1936)
 Great Western Hotel (dashed), Upper Skene Street (arrow)
 (Source: SLV, H91.160/826)

4.8 Recommendations

It is recommended that the Great Western Hotel (proposed HO1990) is included in the Schedule to the Heritage Overlay as it is a place of historic and aesthetic significance at the local level to the City of Greater Geelong. In regards, to the citation as provided in 'Newtown West Heritage Review' (2015-16, vol. 1, Place NW01, pp1-15) a minor alteration is suggested in that the canopy on the east elevation on p12 is likely to be original rather than an addition.

In regards to the extent, it would be appropriate to include the whole parcel of land on which the building stands being lot 1\TP75304. This extent has been recommended in the documentation with the Amendment – Maps 48 + 49. This extent differs slightly with that outlined in the citation – Newtown West Heritage Review 2015-16, vol. 1, Place NW01, p2 – which suggest less of the aforementioned parcel but included part of the adjacent road reserve associated with Fyansford Street. Alternately it would be possible to define a smaller area, one that did not include the rear car park area on this part of the site however limitations for the requirement for a planning permit to this section have been outlined in the proposed Incorporated Plan for the site.

No specific controls (external paint, internal, trees, outbuildings) have been proposed for the site and none are recommended.

In regards to the proposed Incorporated Plan, inclusion of one would be an appropriate way of limiting the need for a planning permit application for changes to the non-original sections. The content of the plan is based on sound heritage principles to ensure the primacy of the significant fabric. As an adjunct to this, it has been intended that the 'prohibited uses may be permitted' was to be 'Yes' rather than 'No', however in the exhibited documents this was not indicated. It is recommended that prohibited uses are permitted to ensure the ongoing use of the site, and hence its conservation.

5 UPPER SKENE STREET HERITAGE AREA (Proposed HO2005)

5.1 Location

Upper Skene Street, Newtown extends between Shannon Avenue to the east and Minerva Road to the west.



Extent of proposed Upper Skene Street Heritage Precinct
(Source: Planning Maps online)

It is proposed that only properties on the south side of the street and which address Upper Skene Street are included, that is, excluding properties to the corners at either end of the street.

5.2 Summary History

Land in this part of Newtown began to be sold about a decade after the founding of Geelong.²⁹ The Upper Skene precinct forms part of Crown Allotment 4 (Section 10, Parish of Moorpanyal) which consisted of over 24 acres and was purchased by Alfred Woolley in 1849.

Subdivision occurred soon after and the land associated with Upper Skene Street was acquired by Robert Reeves in 1852. In that year, Reeves subdivided the land (33 allotments were to be 40ft wide [12.2m] and 9 were to be 103 feet wide [31.4m]) and formed a private road, which became known as Upper Skene Street from 1856. It was essentially a continuation of Skene Street (to the east side of Shannon Avenue), which was named after Alexander Skene, a government surveyor and architect during the early years of Geelong.

Initially limited further subdivision occurred primarily at the eastern end, and to a lesser extent at the western end. Nine houses were erected on the south side during the 1850s interspersed with larger, undeveloped holdings for another half century or so. None of the houses from the early phase survive though one house does date from the late 19th century at no.11, though is thought to be a replacement of an earlier building.

During the Federation period/early 20th century, another five dwellings were erected and a subdivision of 9 lots in the central part of the street was undertaken in 1912 (the Newtown Tram Estate). It was not however until the Interwar period – 1920s and 1930s – that substantial development occurred, on vacant blocks or involving replacement of some earlier building stock. At least 24 bungalows were constructed on the south side, many of which survive, including the group of four similar examples at nos 51-57 constructed by the local builder, Harry Denno. A few were built for/initially owned by returned soldiers (nos 9, 39, 43). The final wave of subdivision occurred including the McQueen Estate (1928, 6 lots, 19-29).

²⁹ This section is a summary for the Newtown West Heritage Review, Vol. 3 – Upper Skene Street Heritage Precinct, pp11-27



'Geelong Cement Works, Herne Hill, Moorabool River and Geelong in distance' (Charles Pratt, 1934)
 Showing extent of proposed Upper Skene Street precinct (dashed)
 Great Western Hotel (arrow)
 (Source: SLV, H91.160/635)

During the latter part of the 20th century, there was limited change though the few buildings that were erected during the 1960s and 1970s were of a different typology to the pre-existing single storey, generally weatherboard houses - the earliest two storey brick (vener) examples (nos 15 and 17) and a group of three brick (vener) units (no. 49). There was then essentially a hiatus of about 40 years before there was major change, although a few buildings were altered (e.g. nos 1, 29, 35). In recent years however no. 33 was replaced (2012) and currently three new houses are under construction (nos 7, 43, 47) on which largely intact timber bungalows had stood.

5.3 Description

Most of the building stock on the south side of Upper Skene Street consists of single storey, detached houses. The predominant wall material is weatherboard with only a few masonry examples. The roofs are pitched – hipped or gabled – and are mostly clad in corrugated metal sheeting though some are tiled (terracotta or concrete). There is a consistent allotment size – generally the frontage is in the order of 15 metres and the depth is nearly 40 metres. Most of the buildings are largely intact.

Victorian Period

There are three late Victorian buildings in the precinct, two have a symmetrical façade with a verandah which extends to the width and one has an asymmetrical façade with a projecting bay and a corner verandah. They all feature some decorative elements to the cornice and/or verandah.



No. 11, circa 1899



No. 35, Victorian

Federation Period

There are two surviving Federation period houses at the west end of the street. Both have an asymmetric facade consisting of a projecting bay with a gable and off-centre verandah. The gable ends and verandah feature decorative timber-detailing.



No. 45



No. 63

Interwar Period - 1920s

Most of the houses built during this decade are readily identified as bungalows and feature characteristics associated with the Californian type. These elements include broad gable roofs, typically two or more overlapping gables, whose gable ends feature shingles and/or battened sheeting (half-timbering) and porches with brick piers and short timber posts or the like, often paired, above. Windows are usually grouped into larger units than earlier periods and (projecting) box-framed windows are common and some upper sashes contain lead lighting and stained glass.



No. 9 (1927)



No. 57 (1925)

Interwar Period - 1930s

Building stock from the 1930s is the most well-represented period in the precinct. There are a few masonry examples from this period – either face brick (red and/or clinker) or render with some brick trim (plinths, arches, etc). The use of cream brick to some elements – porches and chimneys – on the otherwise timber houses signify building stock from this period or alternately red brick with a rendered cap. Whilst there are a few gable roof examples, hip roofs often nearly square/pyramidal are also characteristic. Many houses could be described as bungalows but others are representative of the Old English Revival style. Some windows, from the late 1930s, feature horizontal glazing bars.



No. 5 (1936)



No. 25 (1931)

Later

The group of buildings from the 1960s and 1970s are brick veneer – all cream or brown –and have plainer detailing, and larger areas of glazing than earlier periods.



No. 15 (1968)



No. 33 (2012)

The recent building, whilst it has general appearance similar to the 1930s buildings (hip roof, rendered walls) it has a prominent garage.

5.4 Proposed Statement of Significance

The following is the statement of significance for the proposed Upper Skene Street Heritage Precinct:

What is Significant?

The Upper Skene Street Heritage Precinct, 1-63 Upper Skene Street, Newtown, has significance as a predominantly intact grouping of interwar era Bungalows, and to a lesser degree, Late Victorian and Edwardian styled dwellings. These houses reflect the evolution of the street from the late 1890s until the 1940s. Until the interwar period, the street largely remained a rural residential area, with only 11 dwellings on the south side of the street until c.1915. These houses were built from the 1850s following the broad subdivision of the area and the creation of Upper Skene Street. No fabric of the mid-19th century survives. The area is primarily identified by detached, single storey, modestly-scaled dwellings on separate allotments. The majority have hipped/and or gabled roof forms, front verandahs, corrugated sheet metal roof cladding, timber weatherboard wall cladding, timber framed windows and doors, chimneys and detailing applicable to their era and style. There are a smaller number of houses with tiled roofs and brick wall construction (either face brick or with a rendered finish). The dwellings have elevated locations from the street boundaries, a consequence of the steeply-sloping topography of the area. Contributing to the significance of the place is the regular, rectangular allotment pattern, regular front setbacks with garden settings, narrower side setbacks with side driveways, and mainly recessive garaging. In 2016, the character and appearance of the streetscape is enhanced by the avenue of alternating *Lophostemon confertus* (Queensland Brush Box) and *Corymbia ficifolia* (West Australian Flowering Gum street trees. While planted in the c.1960s (being outside the significant era of development for the area), they reflect the evolution of change in tree plantings, with Upper Skene Street having been characterised by an avenue of trees since the interwar period.

How is it significant?

The Upper Skene Street Heritage Precinct, Newtown, is historically and aesthetically significant at a LOCAL level.

Why is it significant?

The Upper Skene Street Heritage Precinct is historically significant as a tangible legacy of residential progress in this part of Newtown between the 1890s and the 1940s (Criteria A & H). Initially developed from broad subdivisions in the early 1850s, the street formed part of a predominantly rural residential area until the interwar period. Only 11 dwellings had been built until c.1915, being very modest and of timber or brick construction. At 33 Upper Skene Street, the brick dwelling built in the 1860s was the home of Thomas Wentworth Wills between 1870 and 1878. Wills was a notable amateur cricketer who coached the first Australian Eleven all-Aboriginal cricket team in England in 1868. He was also one of the pioneers of Australian Rules Football, and played over 210 games, mainly with Geelong, retiring in 1876. No physical evidence of Wills' dwelling survives. More tangible are the associations with the professional and primarily the working class as illustrated in the existing houses. The earliest, 11 and 13 Upper Skene Street were first owned by the wheelwright, Charles Wilks. Homes built in the Federation period at 45 and 63 Upper Skene Street were for Miss Kate Adcock, of independent means, and Abram Dower, engine driver. They were constructed on the 'Newtown Tram Estate', a subdivision of Henry King's 'Sunnyside' property in 1912. However, the greatest transformation of Upper Skene Street came during the interwar period. It resulted in part from additional subdivisions of larger landholdings, including the late Mrs McQueen's property in 1928 (subdivided as the 'McQueen Estate'). The transformation also resulted from the need for modest, affordable housing. Several of the dwellings were built for returned soldiers, including those at 9 Upper Skene Street (for Valentine Curtis, in 1927), 39 Upper Skene Street (for Matthew Foggo, labourer, in 1923), 43 Upper Skene Street (for Frederick Gavin, plumber in 1924) and 57 Upper Skene Street (for Laurence Willy in 1926 - he named the house 'Baillieul', after the Casualty Clearing Station at Baillieul, France, where he had been evacuated after being wounded in action). Several other houses have associations with businessmen and professionals. They included those at 23 Upper Skene Street (Bruce Mills, accountant and Geelong Football Club footballer, in 1930), 25 Upper Skene Street (for Allan Shrimpton, clerk and Tourist Bureau Proprietor, in 1931), 29 Upper Skene Street (for Walter Hooper chemist, in 1931), 27 Upper Skene Street (for Laurie Brooke-Ward, clerk, in 1937), 41 Upper Skene Street (for William Walker, grocer, in 1930), 7 Upper Skene Street (for Lewis Campbell Dunoon, accountant, in 1933), 3 Upper Skene Street (for Godfrey Hirst junior, woollen manufacturer, in 1934) and 5 Upper Skene Street (for Lionel Walter, long-serving Town Clerk of the Geelong City Council). The precinct also has associations with several local builders, and particularly John Henry Godfrey (Harry) Denno (who built five dwellings in Upper Skene Street between 1925 and 1941), and M.J. Denno and H.S. Johnston.

5.5 Objections

Two submissions were received that objected to the proposed Upper Skene Heritage Precinct. They are as follows:

- Submission No. 3:

I oppose the Heritage Overlay as tabled in Amendment C365. Properties of significant historical and architectural value should be singled out rather than having a blanket overlay applied. There are many examples on the South side of Upper Skene Street which are not pre WWII architecture and therefore should not be included. Two properties listed as "contributory" have been demolished since the report was commissioned. Both 43 and 47 Upper Skene Street no longer exist. The report has recognised the North side of Upper Skene Street could not be listed due to the number of non-conforming buildings, to this end the street scape has already been eroded.

- Submission No. 4:

We OPPOSE the Heritage overlay as it pertains to Upper Skene Street, Newtown. Listing one side of the street will not "maintain" the street scape if that is what the overlay is seeking to achieve. If properties exist that are significant to an era or architectural style then list those individual properties. Please note that 43 Upper Skene Street was purchased as a cleared site, the building was demolished with council approval in early 2016. Also note 47 Upper Skene Street was demolished in late 2016.

5.6 Discussion

The two submissions generally contest the validity of the proposed precinct, in part due to the fact that only one side of the street (the south side) is proposed to be included.

The history of development in Upper Skene Street reflects a less common circumstance than the typical of fairly consistent development, in that one side of the street (the south) was developed earlier than the other (the north).

The following table provides an overview of the development on each side of Upper Skene Street during the first half of the 20th century as derived from listings in the Sands & McDougalls directories.³⁰ The listings included houses noted as 'being built' or vacant.

Year	South Side	North Side
1912	10	6
1920	12	5
1925	17	8
1930	21	14
1935	24	14
1942	32	21

During these years, there was consistently more development on the south side of Upper Skene Street than the north side, at least a 50% and at times more than double. By 1942, the south side was fully developed whereas about a third of the lots on the north side remained vacant.

Currently on the south side of Upper Skene Street, about two-thirds of the houses (23 of 32) date to the periods of significance (mainly Interwar, but also Late Victorian and Edwardian/Federation) and form a generally consistent streetscape as previously described. When the assessment was undertaken, three other Interwar period houses remained (nos 7, 43 and 47).³¹

Currently, about half the properties on the north side date to the identified periods of significance of the proposed precinct, that is they vary between being largely intact to being altered, but nonetheless identifiable as dating to one of these periods, mainly the Interwar phase. Of these, there is a concentration of houses dating to the early 20th century at the west end on the north side (nos 40, 44-60) whilst the other examples are interspersed with recent infill development so that no groups of consistent housing are formed in the middle and eastern ends on the north side. As such, the overall streetscape does not retain sufficient heritage fabric to warrant inclusion, however the north side always had less of that fabric.

It has also been submitted that only places defined as significant (the terms 'contributory' and 'conservation desirable' are employed in the data sheets).

It is rare that a streetscape remains fully intact as inevitably some change has occurred prior to the assessment and protection of heritage significance, as it was not until the 1980s that it was possible to introduce heritage overlays over precincts (initially known as conservation areas). Precincts are created where a sufficient percentage of heritage building stock or fabric survives, usually about two-thirds or more, such that the overall impression is of a generally consistent streetscape relating to a certain architectural period of periods. In this case, about two-thirds of the buildings within the proposed extent of the precinct date to the periods of significance. The 'not significant' (or non-contributory) buildings are generally interspersed throughout the proposed extent of the precinct.

Heritage overlay controls are usually applied to the intermediate, non-contributory buildings as the development on these sites, if not considered in light of the heritage values of the adjacent contributory buildings, has the potential to negatively impact on the heritage values of the precinct as a whole. In this case, the buildings within the proposed precinct have a consistent scale and setbacks, and a predominant material palette, etc. As such, it would be important for the future protection of the heritage values of this precinct that there is a planning process by which a sympathetic design approach can be ensured for any redevelopment on these 'not significant' sites.

³⁰ It was not until about 1912 that the residential parts of country towns were included in the directories.

³¹ No. 43 had however been fenced off and was demolished in 2016, prior to issuing the study for public exhibition.

It should be noted that recently there has been some change in this streetscape and if this precinct had been enacted about five or so years ago, another four houses dating to the period of significance might have been retained (nos 7, 33, 43, 47).

5.7 Recommendations

It is recommended that the Upper Skene Street Heritage Area (proposed HO2006) is included in the Schedule to the Heritage Overlay as it is a precinct of historic and aesthetic significance at the local level to the City of Greater Geelong.

In regards to the extent, it is appropriate to include all the sites on the south side of Upper Skene Street (nos 1 to 63), as the non-contributory buildings are interspersed with the contributory buildings. Although no. 1 has been assessed as being 'not significant' due to its alterations, it was constructed during the period of significance (1935) and the original section, now partly obscured by the front additions, nonetheless remains identifiable as being built at this time.

No specific controls (external paint, internal, trees, outbuildings) have been proposed for the site and none are recommended.

6 NEWTOWN WEST HERITAGE AREA (proposed HO2006)

6.1 Summary History

Development first began in the precinct area with the construction of *Newtown Brae* at present day 15 Stephen Street on four acres of gardens in c.1851. Although some subdivision occurred (including the Formosa Estate, 1854), the area remained rural. The limited development that occurred during the second half of the 19th century was concentrated in Stephen Street but also included *Brooklyn* in Aphrasia Street. Further subdivision was undertaken during the Federation period (Devon Estate and Newtown Brae Estate, both 1912) as well as the Interwar period (Fernery Hotel Estate, 1922) and (Brooklyn Estate, 1923) and as a result, the precinct area was transformed into a western extension of residential Newtown proper.³²

6.2 Description

The Precinct is a residential area of mostly single storey, but generally substantial homes for the middle and affluent class, with several being designed by architects. Houses are orientated to take advantage of views of the You Yangs to the north, so that many garages are located to the front boundary on the north side of Stephen Street.

Two substantial Victorian era houses (*Newtown Brae* and *Brooklyn*) remain on relatively large holdings, although much reduced from their original extent. Both have face brick walls with elaborately detailed verandahs.

The Federation period buildings are mostly single storey and of timber construction, but with some variation of roof composition, orientation and verandah type. Nine examples survive in Nantes and Stephen streets, with *Minnewanka* at 1 Stephen Street being the most distinctive (though largely obscured from the street).



Newtown Brae, 15 Stephen Street



Federation period house, 16 Stephen Street

Examples from Interwar period, which constitute the majority of the building stock in the precinct, are predominately single storey and of timber and/or brick construction, with roofs clad in terracotta tiles or corrugated sheet metal. They are mostly bungalow-type dwellings, with three Georgian Revival examples.

³²

D Rowe & W Jacobs, 'Newtown West Heritage Review', Vol. 2, *Precinct 1 - Newtown West Heritage Precinct*, Oct. 2016, pp1-54



Bungalow style, 24 Nantes Street



Georgian Revival style, 30 Stephen St

A small number of buildings in the precinct were constructed in the later part of the 20th century and are not contributory to its significance.

6.3 Submission

Submission No. 2 was as follows:

I object to the proposed heritage overlay Amendment C365. I could not locate any statistics provided by Newtown Action Group to support the argument that heritage overlay will protect our property investment.

I believe enjoyment of our neighbourhood includes property owners being able to determine (within reason) what is 'appropriate' when it comes to development. Furthermore, I believe the standard objection process is sufficient to address any major concerns from neighbours when home owners in the precinct are submitting renovation or building plans.

I personally have a great respect for restoring homes in keeping with their heritage however also feel change and progress can be a very positive thing.

Heritage overlays add to costs and timeframes and while there may be some homes in the precinct where this is relevant, I don't believe it is a necessary process for an entire precinct.

6.4 Discussion

Whilst there may be other controls in place to limit some inappropriate development, without the benefit of the detailed analysis of what is significant about the precinct and why it is significant that has been undertaken by the authors of the Newtown West Heritage Review, there can be no guarantee that appropriate decisions will be made. The documenting of the heritage values provides clear guidance for planning staff at Council to make informed decisions and other jurisdictions (e.g. VCAT) about appropriate change in a heritage precinct.

The potential for poor outcomes can be highlighted by recent events in the proposed adjacent heritage precinct to the north – Upper Skene Street Heritage Precinct – where three houses, that were (or would have been) identified as being contributory to the attributed heritage values of the precinct have been demolished. If the proposed heritage overlay (HO2005) had been in place then it would have been less likely that this would have been allowed to occur.

6.5 Recommendations

The proposed Newtown West Heritage Area (HO2006) comprises 56 properties in total, that is, on the north side of Aphrasia Street, both sides of Stephen Street, and the south side of Nantes Street. Most sites date to the periods of significance (Victorian, Federation and Interwar), with eight sites dating to subsequent periods. As the houses are largely intact and form cohesive streetscapes of middle class housing, with some particularly consistent sections such as in Aphrasia Street, that warrant heritage protection.

Two houses in the proposed precinct area are protected by an existing heritage overlay: Brooklyn at 132 Aphrasia Street (HO1242) and Newtown Brae at 13-15 Stephen Street (HO205). Both are subject to external paint controls. It is proposed to remove these two individual heritage overlay and incorporate them into the proposed precinct heritage overlay HO2006, which would provide a similar level of protection.

External paint controls are proposed for 132 Aphrasia Street (*Brooklyn*) and 15 Stephen Street (*Newtown Brae*), both of which have face brick walls. It is important to ensure that the external brickwork of these two significant houses is not painted so it is appropriate to apply an external paint control to these two properties even though under the provisions of Clause 43.01, a permit is required to 'externally paint an unpainted surface.'

It is proposed to include tree controls for the mature trees to the rear yards of 11-19 Stephen Street however this is an error. It had been thought with the first version (April 2016) of the study that there might be some original/early exotic plantings, but after the authors undertook a site visit subsequently, it was determined that only native plantings of the 20th century survive and not deemed to be of significance.

It is also proposed to include fence controls to three houses in Aphrasia Street (nos 112, 114, 126). Nos 112 and 114 retain original red brick fences which contribute to the character of their respective sites, especially in this streetscape that dates predominantly to the Interwar period. The fence at no. 126 is unusual and likely to be early/original and as such, also warrants protection.

7 WEST MELBOURNE ROAD HERITAGE AREA (proposed HO2007)

7.1 Summary History

Beginning in the 1850s, this section of what was then known as the West Melbourne Road (now Shannon Avenue) came to be largely characterised by commercial development during the latter half of the 19th century, reflecting its location on a major transport route. This development included shops and the Fernery Hotel (at the north corner of Aphrasia Street) with an attached fernery garden. A few residences were built during the Victorian period, but have since been demolished. This section of Shannon Avenue transformed into a more specifically residential area during the Federation period with the construction of three substantial houses (nos 303, 305, 311). During the subsequent Interwar period (1920s and 1930s), there was further subdivision, demolition of the early shops and the hotel, and nine modest bungalows were constructed.³³

7.2 Description

The proposed precinct comprises 13 properties on the west side of Shannon Avenue, nos 291-319, a north-south orientated arterial road between Upper Skene and Aphrasia streets. The three houses dating to the Federation period are substantial buildings in either red brick or weatherboard. All feature commodious corner verandahs, which are orientated to take advantage of the slope and views to the north.



No. 303 - *Comara*, 1910-11



No. 305 - *Derreweit*, 1914

The nine Interwar period buildings are more modest by comparison but nonetheless good sized, single storey buildings. A similar array of masonry (face brick and/or rendered) and weatherboard buildings are evident. There are examples of Californian Bungalows with gable roofs typical of the 1920s and some of the houses from the 1930s feature elements of the contemporary styles - Spanish Mission (no. 297), Old English (no. 315), or Moderne (no. 319).



No. 301 - 1925, Californian Bungalow style



No. 319 - 1938, with Moderne style elements

³³

D Rowe & W Jacobs, 'Newtown West Heritage Review, Vol.4', *Precinct 3 - West Melbourne Road Heritage Precinct*, Oct. 2016, pp1-26

There is only one example dating to a later period, no. 313, which is a two storey weatherboard clad building dating to circa 1948.

7.3 Recommendations

The proposed West Melbourne Road Heritage Area (HO2007) comprises 13 properties (nos 291-319) on the west side of Shannon Avenue and all but one house (no. 313) date to the periods of significance – Federation and Interwar. Overall the houses are largely intact and are good examples of their type. As a group they form a cohesive streetscape that warrants protection as being representative of the type of housing favoured in Newtown during the early decades of the 20th century.

No. 311 is currently protected by an existing heritage overlay (HO181) and is listed as *Cutt's Residence* and has specific external paint and outbuilding or fence controls. It is proposed to remove this individual heritage overlay and incorporate the site into the proposed precinct heritage overlay HO2007, which would provide a similar level of protection.

External paint controls are proposed for nos 303 and 311, both of which have face red brick walls. It is important to ensure that the external brickwork of these two significant houses is not painted so it is appropriate to apply an external paint control to these two properties even though under the provisions of Clause 43.01, a permit is required to 'externally paint an unpainted surface.' There is no need to apply fence controls as the existing fence is not original and it does not seem there are any early outbuildings requiring protection.

In the proposed Schedule to the Heritage Overlay, the precinct is listed as Melbourne Road Heritage Area, that is, it is missing the 'West'.

8 15 NANTES AVENUE, NEWTOWN (proposed HO2002)

8.1 Summary History

The building identified as being significant at 15 Nantes Avenue replaced an earlier, eight room timber cottage on the site, originally constructed in 1888 and demolished in 1939. In May 1946, a building permit was sought for a brick veneer house at 15 Nantes Avenue, with construction continuing into 1947. It was built in the Old English Revival style by the contractor and Councillor Harold Robert Leach, who was also responsible for a few other houses in the vicinity. The house was held by the original owners, returned soldier Arthur Stanley Wood and his wife, Jean, until 1967.³⁴ It has recently been demolished and a new house is currently under construction.

8.2 Description

From available photographs, it is apparent that the two storey, brick house was largely intact, prior to its demolition. It had an asymmetrical façade with a prominent chimney and a steep pitched gabled roof, clad in tiles and accommodating the upper level and including a dormer window. The timber-framed windows and doors were multi-paned. An early/original garage survived to the side/rear and the garden provided a complementary setting.



Front elevation of the former house (2015)
(Source: Hodges website)



House under-construction, 25 July 2017

8.3 Recommendations

The immediate Post-WWII house appeared to have been a good example of its type and is likely to have reached a threshold level of significance to warrant heritage protection at the local level.

As it has been demolished according to a permit from August 2016, it is not necessary to include the site at 15 Nantes Avenue (proposed HO2002) in the Schedule to the Heritage Overlay of the Greater Geelong Planning Scheme.

³⁴

D Rowe & W Jacobs, 'Newtown West Heritage Review, Vol. 1 – The Report', *Place No. NW02 (15 Nantes Street, Newtown)*, Oct. 2016, pp1-10

9 31 NANTES STREET, NEWTOWN (proposed HO2001)

9.1 Summary History

The site at 31 Nantes Street was purchased as vacant land by Robert Campbell Anderson, an engineer, on 28 March 1945. The existing building was constructed in 1947-48 by Anderson as his own residence, at a cost of £1400. The building was the Anderson family home from that time until Anderson's death in 1969. Anderson's wife, Joan, inherited the property, which she sold in 1979. In 1995, additions and a deck were constructed to the rear.³⁵

9.2 Description

The two storey, clinker brick building has a gable, tile clad roof and a symmetrical façade with a central projecting entry bay. In its formality, it reflects the influence of the Georgian Revival style but is clearly of the mid-20th century with the employment of horizontal glazing bars to the windows and cantilevered concrete canopy (the supporting steel girders may be an addition/alteration). It is possible also the painted brick surrounding the entry, was originally cream brick. The side and rear elevations feature jalousies to the windows.



Facade



West elevation (Ruthven Street), garage (left) and house (right)

To the rear is a distinctive gabled roof and rendered garage wing, built at the same time as the house.

9.3 Recommendations

The house at 31 Nantes Street, Newtown is a distinctive example, and the significance of the site is complemented by the unusual garage wing. The fact that the house was designed by the owner-engineer is of interest, and was part of a trend during the mid-20th century for engineers to design houses for themselves. It warrants heritage protection at the local level (proposed HO2001).

It is important to ensure that the external brickwork is not painted so it is appropriate to apply this external paint control even though under the provisions of Clause 43.01, a permit is required to 'externally paint an unpainted surface.'

³⁵

D Rowe & W Jacobs, 'Newtown West Heritage Review, Vol. 1 – The Report', *Place No. NW03 (31 Nantes Street, Newtown)*, Oct. 2016, pp1-9

10 321 & 323 SHANNON AVENUE, NEWTOWN (proposed HO2003)

10.1 Summary History

The semi-detached brick buildings at 321 and 323 Shannon Avenue (*Rathcoursey* and *Lauraville* respectively) were built for Jane and William Walker, to a design by local architect Thomas Steeley. Steeley called for tenders in 1895, but the villas were not completed until 1896-97. Originally the paired houses were part of a larger holding which included a timber cottage at No. 325 and basalt stables. The Walker's owned the villas until 1902, when they were sold to Edwin Thomas Frost. The villas were first advertised for sale independently in 1909.

Few alterations had been undertaken to either dwelling until the late 20th century. About this time, the bayed windows to no. 321 were altered and in 1991 rear additions were constructed to no. 323. Further additions include the 2014 construction of a carport to the rear of no. 321. They are said to be a relatively rare example of their type in Geelong.³⁶

10.2 Description

The Late Victorian, mirrored duplex pair of houses have a hipped and gable roof, clad in slate. The single storey houses have brown brick walls with decorative cornice, timbering to the gable ends and asymmetrical frontages consisting of a projecting bay and off-set verandah with a timber frieze incorporating a quatrefoil motif. Both have a bay to their side elevation, with that to no. 321 being faceted and visible due to its location on Aphrasia Street.



321-323 Shannon Avenue
(Source: Newtown West Heritage Review, vol 1, NW04, April 2016, p1)

No. 321 retains a cast iron palisade fence on a rendered plinth with rendered piers to the gateway, whereas no. 323 has been replaced with a high brick fence.



323 Shannon Avenue (*Lauraville*), front elevation



321 Shannon Avenue (*Rathcoursey*), side elevation

³⁶

D Rowe & W Jacobs, 'Newtown West Heritage Review, Vol. 1 – The Report (Draft)', *Place No. NW04 (321-323 Shannon Avenue, Newtown)*, April 2016, pp1-18

10.3 Recommendations

The duplex at 321-323 Shannon Avenue, Newtown is largely intact and a good example of its type. It warrants an individual overlay in the Greater Geelong Planning Scheme (proposed HO2003).

It is important to ensure that the external brickwork is not painted so it is appropriate to apply this external paint control even though under the provisions of Clause 43.01, a permit is required to 'externally paint an unpainted surface.'

Specific fence controls are also proposed for no. 321 which are appropriate given that the original fence survives intact.

11 325 SHANNON AVENUE, NEWTOWN (proposed HO2004)

11.1 Summary History

The existing two storey brick building was constructed in 1935 by the builder J Dew to a design by the architects A C Leith and Associates. It replaced an earlier timber cottage on the site built for Jane and William Walker in 1895-96, at the same time as the extant duplex to the north at nos 321-323.³⁷

11.2 Description

Designed in the Old English Revival style, this two storey cream brick house has an asymmetric frontage with a projecting gabled roof section to the north end and a catslide roof to the south end (extending across both levels) with a dormer roof. The roof is clad in corrugated sheet metal and has the characteristic tall, expressed chimneys (with banding and gabled sections to the upper part), associated with the style. The timber windows are double hung sashes and to the front have timber jalousies (louvred shutters). Compared to other examples of this Old English Revival style, it is relatively restrained and does not feature components commonly associated with the style such as half-timbering.



Facade

Across the front boundary is a cast iron fence and gate which dates to the time when the earlier timber cottage stood on the site.

11.3 Recommendations

The house at 325 Shannon Avenue, Newtown is an intact and distinct, restrained version of the Old English Revival style and a good example of the output of the architects, A C Leith & Associates. It warrants an individual overlay in the Greater Geelong Planning Scheme (proposed HO2004).

It is important to ensure that the external brickwork is not painted so it is appropriate to apply this external paint control even though under the provisions of Clause 43.01, a permit is required to 'externally paint an unpainted surface.'

Specific fence controls are also proposed for no. 325 which are appropriate given that the original fence from the earlier phase at the site survives intact.

³⁷

D Rowe and W Jacobs, 'Newtown West Heritage Review, Vol. 1 – The Report', *Place No. NW05 (325 Shannon Avenue, Newtown)*, Oct. 2016, pp1-10