

*Planning and Environment Act 1987*

**Panel Report**

# Greater Geelong Planning Scheme Amendment C365 Newtown West Heritage Review

**18 September 2017**

*Planning and Environment Act 1987*

Panel Report pursuant to section 25 of the Act

Greater Geelong Planning Scheme Amendment C365

Newtown West Heritage Review

18 September 2017



Lucinda Peterson, Chair

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## List of Abbreviations

DDO	Design and Development Overlay
HO	Heritage Overlay
SPPF	State Planning Policy Framework
The Heritage Review	Newtown West Heritage Review 2016

## Overview

### Amendment Summary

<b>The Amendment</b>	Greater Geelong Planning Scheme Amendment C365
<b>Common name</b>	Newtown West Heritage Review 2016
<b>Brief description</b>	The Amendment implements the findings of the Newtown West Heritage Review 2016 by applying a Heritage Overlay to five individual properties and three precincts.
<b>Subject site</b>	Land within 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.
<b>The Proponent</b>	Greater Geelong City Council
<b>Planning Authority</b>	Greater Geelong City Council
<b>Authorisation</b>	7 December 2016
<b>Exhibition</b>	23 February to 27 March 2017
<b>Submissions</b>	Number of Submissions: 16 Opposed: 5

### Panel Process

<b>The Panel</b>	Lucinda Peterson
<b>Directions Hearing</b>	Geelong Town Hall, Meeting Room 1, 27 June 2017
<b>Panel Hearing</b>	Geelong Town Hall, Meeting Room, 14 August 2017
<b>Site Inspections</b>	Unaccompanied, 14 August and 4 September 2017
<b>Appearances</b>	<p>Greater Geelong City Council represented by Ms Susan Williamson, Senior Strategic Planner, who called evidence in heritage from Mr Anthony Hemingway of RBA Architects</p> <p>Mr Richard Schnabel of the Great Western Hotel represented by Mr Tufan Chakir of The Planning Professionals</p> <p>Mrs Vicki and Mr Jamie Baensch represented by Mr Lachlan Baensch National Trust of Australia (Victoria) represented by Mrs Jennifer Bantow OAM of National Trust Geelong and Region Branch</p>
<b>Date of this Report</b>	18 September 2017

## Executive Summary

### (i) Summary

Greater Geelong Planning Scheme Amendment C365 (the Amendment) seeks to implement the findings of the Newtown West Heritage Review 2016 by applying the Heritage Overlay to three precincts and five individual properties, include three new precinct-based policies and include the Heritage Review as a Reference document.

The study area is generally bounded by:

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

The key issues raised in the submissions include opposition to the listing of the Great Western Hotel as it is unjustified and will be restrictive, the Upper Skene Street precinct does not have the integrity or intactness to warrant Heritage Overlay and objection based on additional costs and impediments associated with Heritage Overlay. Submissions in support considered the Heritage Review is a thorough and accurate assessment of the Newtown West area and the Heritage Overlay will protect the heritage and character of the neighbourhood.

The Panel considered all of the submissions and the heritage values of the properties put forward by the Amendment. The Panel finds that the Newtown West Heritage Review 2016 is a high quality and robust assessment of the Newtown West area and its recommendations are justified subject to some minor changes to the Schedule to the Heritage Overlay.

### (ii) Recommendations

Based on the reasons set out in this Report, the Panel recommends that Greater Geelong Planning Scheme Amendment C365 be adopted as exhibited subject to the following:

- 1. Amend the Schedule to the Heritage Overlay to:**
  - a) remove the proposed tree controls for 11-19 Stephen Street, Newtown in the Newtown West Heritage Precinct**
  - b) for the Great Western Hotel:**
    - replace the address with 177-179 Aberdeen Street, Newtown
    - apply “yes” to the Prohibited Uses column
  - c) remove 15 Nantes Street, Newtown**
  - d) rename Melbourne Road Heritage Area to “West Melbourne Road Heritage Area”.**
- 2. Amend Clause 22.66 to remove reference to the mature exotic trees at 11-19 Stephen Street, Newtown from the ‘Newtown West Heritage Area’.**

# 1 Introduction

## 1.1 The Amendment

The Amendment proposes to implement the findings of the Newtown West Heritage Review 2016 by making the following changes to the Greater Geelong Planning Scheme:

- Amend Clause 22.09 (Cultural Heritage) to include the Newtown West Heritage Review 2016 as a Reference Document.
- Insert three new policies: Clause 22.64 Upper Skene Street Heritage Area, Clause 22.65 Newtown West Heritage Area and Clause 22.66 West Melbourne Heritage Area.
- Amend the Schedule to the Heritage Overlay and maps 48HO and 49HO to delete the following individual places:
  - HO1242 (132 Aphrasia Street, Newtown)
  - HO205 (15 Stephen Street, Newtown)
  - HO181 (311 Shannon Avenue, Newtown).
- Amend the Schedule to the Heritage Overlay and maps 48HO and 49HO by applying a Heritage Overlay to the following individual places:
  - HO1990 – 177 Aberdeen Street, Newtown
  - HO2002 – 15 Nantes Street, Newtown
  - HO2001 – 31 Nantes Street, Newtown
  - HO2003 – 321-323 Shannon Avenue, Newtown
  - HO2004 – 325 Shannon Avenue, Newtown
- Amend the Schedule to the Heritage Overlay and maps 48HO and 49HO by applying a Heritage Overlay to the following precincts:
  - HO2005 – Upper Skene Street Heritage Area
  - HO2006 – Newtown West Heritage Area
  - HO2007 – West Melbourne Road Heritage Area
- Amend the Schedule to Clause 81.01 to include the '*Great Western Hotel Incorporated Plan 2016*'.

### (i) The subject site

The land affected by the Amendment includes to five individual sites and three precincts within the western area of Newtown (referred to in this report as Newtown West). The area is generally bounded by:

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

The Amendment applies to land shown in Figure 1.

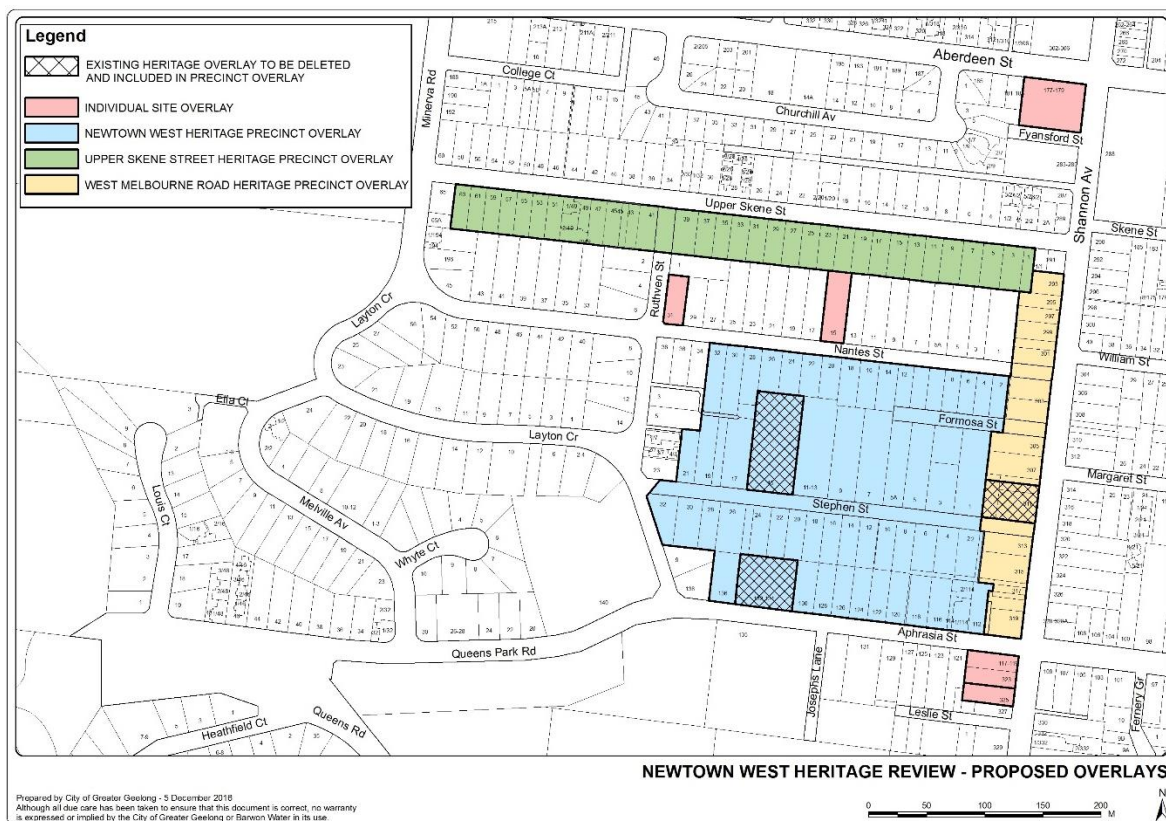


Figure 1 Newtown West proposed Heritage Overlays

## 1.2 Background to the proposal

During the consultation phase for the new residential zones in 2014, a group of residents in the area bounded by Aberdeen Street, Aphasia Street, Melville Avenue, Queens Park Road and Shannon Avenue engaged a heritage architect, Ms Louise Honman, to assess if the area has heritage potential value. The findings were presented to the Panel for Amendment C300, which considered the implementation of the new residential zones. The Panel noted *“Ms Homan’s evidence that this area warrants a full heritage assessment and encourages Council to give consideration to commissioning this work to investigate whether the HO should be applied”*.<sup>1</sup>

Based on the Panel’s findings, Council commissioned Mr David Rowe and Ms Wendy Jacobs to undertake a heritage review of the Newtown West area. An additional assessment of the property at 325 Shannon Avenue was also undertaken. The purpose of the Newtown West Heritage Review 2016 (Heritage Review) was to assess and document the places of post-contact cultural heritage significance for potential inclusion within the Heritage Overlay. The draft was subject to feedback from property owners and adopted by Council on 22 November 2016. The Heritage Review identified five individual properties and four precincts including Newtown West Heritage Precinct, West Melbourne Road Heritage Precinct, Upper Skene Street Heritage Precinct and Newtown Housing Commission Estate.

<sup>1</sup> Page 32, Greater Geelong C300 Panel report.

The Heritage Review generally forms the basis of Amendment C365, with the exception of the Newtown Housing Commission Estate, which was not recommended for inclusion in the Heritage Overlay.

### **1.3 Interim Overlay request**

Following adoption of the Heritage Review and resolution to prepare an Amendment to the implement the findings of the Review, Council applied to the Minister to apply an interim Heritage Overlay to all properties included in the Amendment. This request was declined under delegation of the Minister for Planning.

### **1.4 Summary of issues raised in submissions**

Submissions were specifically received for the Great Western Hotel and the Newtown West and Upper Skene Street Heritage Precincts.

The key issues raised in the submissions of the various parties are briefly summarised as follows:

Submissions in support:

- The area has not been previously considered. The Heritage Review is a thorough and accurate assessment of the Newtown West area.
- The Heritage Overlay will protect the heritage and character of the neighbourhood

Submissions opposing the Amendment:

- Opposition to listing Great Western Hotel. The Heritage Overlay is not justified for this property and will be restrictive.
- Upper Skene Street does not have the integrity or intactness to warrant Heritage Overlay.
- Costs and impediments associated with Heritage Overlay.
- A blanket overlay should not be applied. The Heritage Overlay should only be applied to individual properties.
- Post World War 2 buildings within the Upper Skene Street precinct should not be included.

Submissions opposing the Amendment remain unresolved and were presented to the Panel.

### **1.5 Issues dealt with in this report**

The Panel considered all written submissions made in response to the exhibition of the Amendment; as well as further submissions, evidence and other material presented to it during the Hearing, and observations from site visits.

The Panel has reviewed a large volume of material. The Panel has had to be selective in referring to the more relevant or determinative material in the report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the report.

This report deals with the issues under the following headings:

- Planning context
- Newtown West Heritage Precinct

- Upper Skene Street Heritage Precinct
- Great Western Hotel, 177-179 Aberdeen Street, Newtown
- Other matters.

## 2 Planning context

Council provided a response to the Strategic Assessment Guidelines as part of the Explanatory Report.

The Panel has reviewed Council's response and the policy context of the Amendment, and has made a brief appraisal of the relevant zone and overlay controls and other relevant planning strategies.

### 2.1 Policy framework

#### (i) State Planning Policy Framework

Council submitted that the Amendment is supported by the following clauses in the State Planning Policy Framework (SPPF):

Clause 15.01-5 *Cultural identity and neighbourhood character* has the objective "to recognise and protect cultural identity, neighbourhood character and a sense of place".

Strategies include:

- Ensure development responds and contributes to existing sense of place and cultural identity.
- Ensure development recognises distinctive urban forms and layout and their relationship to landscape and vegetation.
- Ensure that development responds to its context and reinforces special characteristics of local environment and place by emphasising:
  - The heritage values and built form that reflect community identity.
  - The values, needs and aspirations of the community.

Clause 15.03-1 *Heritage conservation* contains the objective "to ensure the conservation of places of heritage significance" and includes the following strategies:

- Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
- Provide for the conservation and enhancement of those places which are of aesthetic, archaeological, architectural, cultural, scientific or social significance or otherwise of special cultural value.

Council submitted that these aspects of State Planning Policy establish a requirement for Council to identify heritage places in their municipal area and to determine their significance on a systematic basis.

#### (ii) Local Planning Policy Framework

Council submitted that the Amendment supports the following local planning objectives:

Clause 21.06 *Heritage and identity* includes an objective "to conserve and enhance individual places and areas of pre and post contact cultural heritage significance" and the following strategies apply:

- Retain culturally significant heritage places and areas recognised as being of State, regional, local and contributory significance.

- Ensure that the use and development of a heritage place contributes to its heritage significance and longevity.
- Encourage the design of new development in heritage areas to provide for a contemporary interpretation that relates to the location, bulk, form and materials of existing and/or neighbouring significant buildings.

Council submitted this Amendment would deliver on this objective by identifying places that have heritage significance and are justified for protection under the Heritage Overlay.

The policy at Clause 22.09 *Cultural Heritage* applies to all properties affected by the Heritage Overlay and would guide decision making in areas of Newtown West. A key objective is “to encourage the retention of culturally significant and contributory places within Heritage Overlay areas.” The policy provides guidance for development and alterations, as well as demolition.

The Amendment seeks to introduce additional specific policy for the three new precincts. The precinct-based policies follow the same format as existing policies including a statement of significance, list of contributory elements that make up the precinct and policy guidance for future demolition and buildings and works.

The Panel has considered the policy context of the Amendment and considers there is strong policy in both the SPPF and Local Planning Policy Framework that places of identified cultural heritage significance should be recognised and protected.

The key matter for this Amendment is whether those places identified within the Heritage Review are justified.

## **2.2 Planning scheme provisions**

### **(i) Neighbourhood Residential Zone**

All of the sites subject to the Amendment are included within the Neighbourhood Residential Zone (Schedule 2) ‘*Urban Preservation Areas*’, which was introduced through Amendment C300. The Neighbourhood Residential Zone effectively limits subdivision, provides additional landscaping and Private Open Space provisions and sets a maximum height of new buildings and additions.

### **(ii) Heritage Overlay**

The Heritage Overlay is the planning tool that identifies, protects and manages change to places of local cultural heritage significance.

The purpose of Clause 43.01 *Heritage Overlay* is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*

- *To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

The Heritage Overlay comprises a schedule with a list of heritage places and a collection of Heritage Overlay maps. The overlay triggers the requirement for a planning permit for demolition, external alterations, additions, external painting on previously unpainted surfaces and subdivision. The Schedule to the Heritage Overlay also nominates circumstances where additional paint controls, internal controls and tree controls may apply and whether public notification is required to make changes to a particular fence or outbuilding.

The Panel finds the Heritage Overlay is the appropriate Victoria Planning Provisions tool to apply to places of identified cultural heritage significance.

### **(iii) Design and Development Overlay**

The area of Newtown West is covered by Design and Development Overlay. Schedule 14 to the Design and Development Overlay '*Dwellings over 7.5 Metres in Areas with Access to Views*' (DDO14) seeks to ensure that the siting, height and visual bulk of dwellings achieves a reasonable sharing of views between properties to significant landscape features. A planning permit is required for dwellings more than 7.5 metres above natural ground level or extensions to existing buildings that will exceed 7.5 metres in height. DDO14 applies across many areas of urban Geelong and the Bellarine Peninsula.

## **2.3 Ministerial Directions and Practice Notes**

### **(i) Ministerial Directions**

Council submitted that the Amendment meets the relevant requirements of the following Ministerial Directions:

#### **Ministerial Direction No 11 - Strategic Assessment of Amendments**

The Amendment is consistent with Ministerial Direction 11 (Strategic Assessment of Amendments) and Planning Practice Note 46 (Strategic Assessment Guidelines).

#### **The Form and Content of Planning Schemes (s7(5))**

The Panel has checked the Amendment against the Form and Content of Planning Schemes provisions. It finds that the Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the *Planning and Environment Act 1987*.

### **(ii) Planning Practice Notes**

#### **PPN01 – Applying the Heritage Overlay, 2015**

Planning Practice Note 1 (PPN01) *Applying the Heritage Overlay* provides guidance regarding the criteria to be used when assessing places for consideration for inclusion within the Heritage Overlay.

The Practice Note requires the process leading to the identification of the place needs to clearly justify the significance of the place as a basis for its inclusion. The documentation for each place must include a statement of significance that clearly establishes the importance of the place and addresses specific heritage criteria.

Thresholds to be applied should be of 'State significance' or 'Local significance'. 'Local significance' includes those places that are important to a particular community or locality.

The Practice Note provides specific guidance to drafting the Schedule to the Heritage Overlay including how to apply tree controls, external paint controls, internal alterations, identify aboriginal heritage places and allow consideration of prohibited uses.

The Panel finds that the Council has prepared the Amendment consistent with the advice of the Practice Note.

## **2.4 Newtown West Heritage Review 2016**

The Panel has reviewed the documentation for the Newtown West Heritage Review 2016 (Heritage Review). The methodology employed for the review included fieldwork, historical research, targeted consultation with landowners, comparative analysis and subsequent heritage assessments. Criteria was considered in line with the Practice Note 1. The Heritage Review included 5 volumes including Volume 1 'The Report', Volume 2 'Newtown West Heritage Precinct', Volume 3 'Upper Skene Street Heritage Precinct', Volume 4 'West Melbourne Road Heritage Precinct' and Volume 5 'Newtown Housing Commission Estate'.

The Heritage Review specified that the significance threshold "Local" are places considered significant to a local area. The Greater Geelong municipality is defined by a number of urban and rural settings of varying historical developments and cultural identities that are not necessarily related to each other. Traditional municipal boundaries have changed but the cultural identities of the different local communities that comprise the municipality are largely idiosyncratic. These heritage places are considered to have had a significant impact in shaping the cultural, architectural, historical and/or social identity of the local community and where applicable, have been compared to other places of State or local significance (or potential significance) and warrant inclusion within the Heritage Overlay.

## **2.5 Discussion**

Overall, the Amendment is strategically justified. The use of the Heritage Overlay to manage change in these areas is justified having regard to the attributes of the places identified within the Heritage Review.

The use of policy is consistent with those currently in the Greater Geelong Planning Scheme.

The Heritage Review is high quality and thorough. The Statements of Significance for the precincts contain some detail, which could instead be included in the history section of the citation. However, whether this detail is found within the Statement of Significance or further into the citation does not compromise the suitability of the places within the Heritage Overlay.

The transfer to individually significant properties into the precinct is appropriate in this instance. The properties reflect the period of development that is significant within the precinct and the Heritage Review documents these places adequately.

## **2.6 Conclusion**

The Panel concludes that the Amendment is supported by, and implements, the relevant sections of the State and Local Planning Policy Framework, and is consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is well founded and strategically justified, and the Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

### 3 Newtown West Heritage Precinct

#### 3.1 The place

The area 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 and north and south side of Formosa Street. The precinct comprises dwellings from the Victorian, Federation and Interwar periods.

Two Victorian period mansions provide the core of the precinct and the area comprises relatively high quality housing during the Federation and Interwar periods. There is a range of allotment sizes.

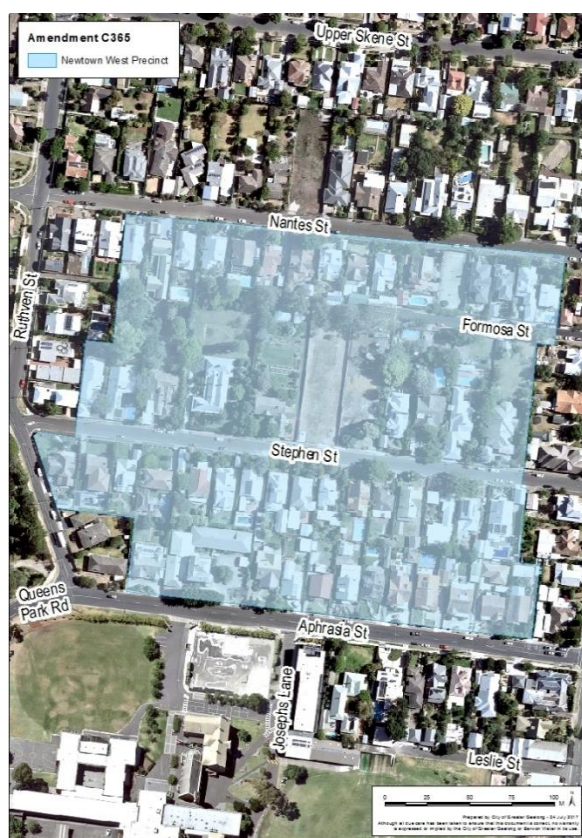


Figure 2 Newtown West Heritage Precinct

#### *What is significant?*

*The Newtown West Heritage Precinct, Newtown has significance as a Victorian, Federation and interwar era residential heritage area of moderate-high integrity. Most dwellings are single storey (some being more elevated due to the topography of the sites), with hipped and/or gabled roof forms, front, side or return verandahs, broad eaves, corrugated sheet metal or tiled roof cladding, brick or timber wall construction, timber framed windows and verandah detailing commensurate with the era of the dwelling. The architectural and historical core of the precinct is 'Newtown Brae', 15 Stephen*

Street, the earliest surviving dwelling first built in 1851 (extended in 1885). Subdivisions surrounding and nearby this property have occurred from the mid-19<sup>th</sup> century but building development mostly occurred during the Federation period and especially during the interwar era. In Aphrasia Street is a homogenous row of interwar Bungalows (aside from 'Brooklyn', a two storey Late Victorian brick dwelling on a large site at 132-134 Aphrasia Street). The scale and design of the dwellings in Nantes and Stephen Streets are more diverse. The streets within the precinct: Aphrasia, Stephen, Nantes and Formosa Streets, date from the mid-19<sup>th</sup> century, with residential development conforming to the rectangular layout of these streets as well as the steeply sloping topography of the northern slope of Newtown Hill west. Formosa Street continues to serve its original purpose as a vehicular access lane for some properties in Nantes and Stephen Streets. Most allotments are regular in size and rectangular in layout, with largely regular front and side setbacks. The allotments on the north side of Stephen Street are contextually larger, the dwellings exploiting the northern views to Corio Bay and the You Yangs, with principal facades facing onto large landscaped rear yards (and not to Stephen Street, where garaging is located on or near the street boundaries). The majority of the dwellings have garaging located at the rear of dwellings. A small number of original or early front fences survive, being those at 112, 114 and 126 Aphrasia Street. The mature Cypresses at the front of 'Brooklyn' at 132-143 Aphrasia Street are a legacy of [sic] its early setting but are of interest only.

*How is it significant?*

*The Newtown West Heritage Precinct, Newtown, is historically and aesthetically significant at a LOCAL level.*

*Why is it significant?*

*The Newtown West Heritage Precinct is historically significant for its associations with residential development on the northern slope of Newtown Hill west from the mid-19<sup>th</sup> century until the 1930s, and is a tangible legacy of residential life during this period (Criterion A & H). The first dwelling constructed in the area was 'Woolmers' (now 'Newtown Brae') at 15 Stephen Street in c. 1851. This dwelling was surrounded by four acres of gardens and trees planted by the original owner, Joseph Lewis, an illiterate English 'man of colour', former convict of Tasmania, inaugural Trustee of Queen's Park, and shrewd businessman (publican). Other land adjacent to 'Woolmers' was sold from the early 1850s. More considerable subdivisions occurred in the Federation period including the Devon Estate in 1912 (land in Aphrasia and Stephen Streets) and Newtown Brae Estate in 1912 (land once such as the Fernery Hotel Estate in 1922 (land at the eastern end of Aphrasia Street) and Brooklyn Estate in 1923 (land once part of 'Brooklyn', a two storey Late Victorian dwelling built as 'Hendra' for Alfred D. Price in 1891-92. This led to the transformation of the once rural area into an outlying western extension*

*of residential Newtown with the construction of detached one and two storey dwellings in the Federation and interwar periods.*

*Most properties were built for retired graziers, teachers, businessmen, sportspeople and others of middle and professional classes. Notable residents included: Everard Noske (114 Aphrasia Street, built 1926, executive officer of Australian Cement Ltd, Fyansford); Thomas Clutton Bragge (126 Aphrasia Street, built 1923, former professional billiard player and operator of a hairdressing salon and billiards parlour in Market Square, Geelong); Alfred David Price (132-134 Aphrasia Street, built 1891-92, grocer); Donald Campbell Dunoon (12 Nantes Street, built 1924-25, retired architect); Harry Simson (14 Nantes Street, built 1925, superintendent at the Ford Motor Company); Frank Apted (16 Nantes Street, built 1932, solicitor); Misses Annie and Bridget Clanchy (18 Nantes Street, built 1926, retired sisters, teachers and principals of the Central College in Geelong, and pioneers of secondary education in Victoria); Leslie Hoffman (28 Nantes Street, built in 1914, teacher, cornetist and conductor of the St. Augustine's Orphanage Band); James McPhillimy (1 Stephen Street, built in 1914-15, confectioner and manufacturer); Ceburn Westman (2 Stephen Street, built 1924-25, foreman and later executive of the Ford Motor Company); Harry Hooper (5A Stephen Street, built in 1912, grocer); Canon Alfred Wheeler (10 Stephen Street, built in 1936, Anglican clergyman); Geoffrey Strachan (11 Stephen Street, built 1935 woolbroker); Dr Albert Pillow (19 Stephen Street, built 1926, mining engineer and manager, Australian Cement Ltd); and John O. McEwin (30 Stephen Street, built 1936, manager, Dalgety and Co.). A number of the dwellings were architecturally-designed and the precinct has associations with the following architects: Alexander Hamilton, Laird and Barlow (Laird and Buchan), F.C. Purnell, D.C. Dunoon, Harold Trigg, Cleverdon and McLaughlin, J. Gordon Williams and Irwin and Stevenson. Builders of multiple dwellings in the precinct included: Burn Brothers, J.R. Crisp, M.J. Dennon, J.C. Taylor and Sons, F.R. Pilley, F.J.M. Stock and Richard Wellard.*

*The Newtown West Heritage Precinct is aesthetically significant for its demonstration of Victorian, Late Victorian, Federation and interwar era design qualities (Criterion D). This is reflected in the notable number of substantial and well-built dwellings and in the more typically smaller-scaled houses that reflect the eras in which they were built. In addition are five dwellings of more elevated aesthetic significance (Criteria D & E). They are: 'Newtown Brae', 15 Stephen Street, which is a large and elaborate example of the Victorian Italianate style, 'Hendra/Brooklyn', 132-134 Aphrasia Street, comprising a substantial and unusual example of a Late Victorian design type; and the dwellings at 11, 26 and 30 Stephen Street, being large and locally rare examples of interwar Georgian Revival styles. The mature Cypress trees near the front boundary of 132-134 Aphrasia Street have aesthetic interest as part of the front setting of the 'Hendra' property.*

### 3.2 The issue

The Heritage Overlay is proposed to be applied to the land “*generally bounded by northern boundary of properties on the south side of Nantes Street; the southern boundary of properties on the north side of Aphrasia Street between Shannon Avenue and Ruthven Street, Newtown*”. The Amendment proposes to activate the external paint controls column in the Schedule to the Heritage Overlay for ‘Brooklyn’ at 132 Aphrasia Street and ‘Newtown Brae’ at 15 Stephens Street, Newtown. Tree controls are also proposed to apply to mature exotic 19<sup>th</sup> century trees near the rear yards of the properties 11-19 Stephens Street. The outbuildings and fences at 112, 114 and 126 Stephen Street are also listed in the schedule and works to these items would no longer be exempt from third party notice.

The issue is whether a Heritage Overlay is justified on the area identified as “Newtown West Heritage Precinct” and whether planning controls that are currently in place are enough to protect the character of the area.

### 3.3 Evidence and submissions

Eight submissions supported the Heritage Overlay and one submission opposed the application of the Heritage Overlay.

Submissions in support of the Amendment considered that the Heritage Overlay would help protect the streets from inappropriate development and is the best way to preserve the character for future generations.

The submission opposing the Amendment considered that landowners in the area should be able to determine what development is reasonable. There are already enough processes in place to address concerns that residents may have about future development. Although a Heritage Overlay may be justified for some individual properties, in the main it is not necessary to apply the Heritage Overlay to the entire precinct. Unwarranted heritage controls would add unnecessary costs and time delays.

Council submitted that without the Heritage Overlay, there is no opportunity to manage demolition of buildings that contribute to the street. While the Heritage Overlay is an extra planning control and there are associated costs with this, the community benefit balances the individual cost. In addition, Council continues to try and reduce timeframes and VicSmart has assisted with this process by streamlining and fast tracking applications for minor buildings and works.

Council’s heritage expert, Mr Hemingway, considered the precinct is characterised by substantial homes and two significant Victorian dwellings. Many of the houses were designed to orientate views towards the You Yangs. He considered most of the properties within the precinct date to the periods of significance, being from Victorian, Federation and Interwar eras. Mr Hemingway considered the houses are largely intact and form cohesive streetscapes of middle class housing, with some particularly intact sections such as Aphrasia Street, that warrant heritage protection. He considered that the Heritage Overlay is justified within this area.

He supported the inclusion of individually significant properties Brooklyn and Newtown Brae within the precinct listing.

The National Trust supported the proposal, as did the Baensch submission.

At the Hearing, Council advised that the proposed tree controls at 11-19 Stephens Street ought not apply and it was determined prior to finalisation of the Heritage Review by the authors that no exotic vegetation of interest or significance are located on these sites. In this context, Council confirmed that they wish to remove reference to the trees in the Schedule.

### **3.4 Discussion**

During its inspection, the Panel observed that the streets make up the core of the area. Aphrasia Street has a very high degree of intactness and integrity. Although there are some individually significant buildings in this area, the precinct presents a collection of largely intact dwellings from the Victorian, Federation and Interwar eras and the basis of the precinct as having local significance based on historical and aesthetic criteria is robust. Where significance has been established, it ought to be recognised in the Planning Scheme.

The Panel considers although the Design and Development Overlay and Neighbourhood Residential Zone applies to the area, the planning scheme does not currently ensure demolition is considered. The Heritage Overlay is the necessary planning tool to consider this issue where contributory and significant fabric is present.

The Panel accepts Council's advice that no tree controls ought to apply to 11-19 Stephen Street and that inclusion of the tree controls was an error. That said, reference to these trees should also be removed from the proposed Clause 22.66.

### **3.5 Conclusions**

The Panel concludes:

- The Newtown West Heritage Precinct is of historical and aesthetic significance at a local level.
- The Newtown West Heritage Precinct is intact and has the integrity to warrant Heritage Overlay.
- The Heritage Overlay should be applied as exhibited subject to removing reference to tree controls in the Schedule to the Heritage Overlay for 11-19 Stephen Street.

### **3.6 Recommendation**

The Panel makes the following recommendations:

**Amend the Schedule to the Heritage Overlay to remove the proposed tree controls for 11-19 Stephen Street, Newtown in the Newtown West Heritage Precinct; and**

**Amend Clause 22.66 to remove reference to the mature exotic trees at 11-19 Stephen Street, Newtown from the 'Newtown West Heritage Area'.**

## 4 Upper Skene Street Heritage Precinct

### 4.1 The place

The proposed precinct comprises the properties on the south side of Upper Skene Street (1-63 Skene Street). The significance of the precinct relates to buildings generally during the interwar period. Due to its position further down the hill, it developed into an area with more modest housing. Of the 32 dwellings, 20 of them are contributory.

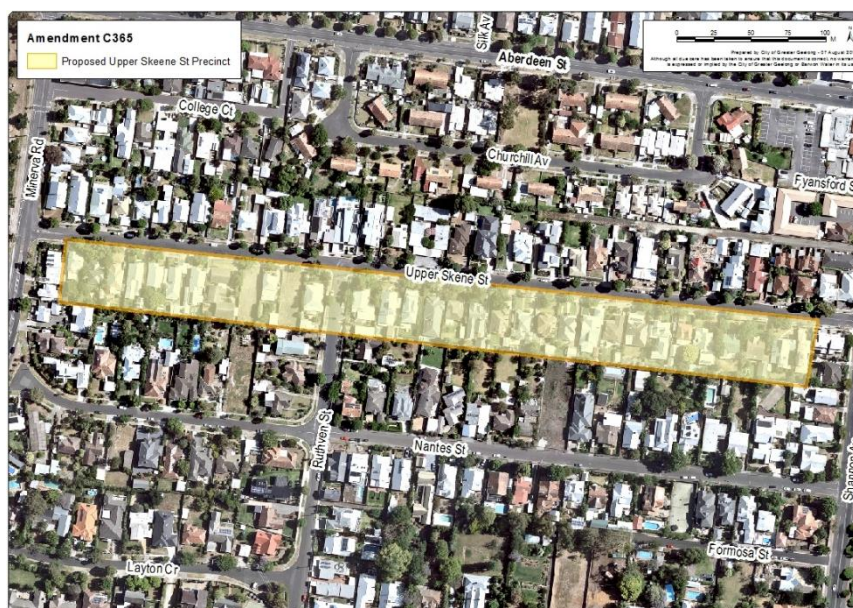


Figure 3 Upper Skene Street Heritage Precinct

#### *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-19<sup>th</sup> 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 well cladding, timber framed windows and doors, chimneys and detailing applicable to their era and style. 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 block 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*

*was 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 for 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 is historically and aesthetically significant at a LOCAL area.*

*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 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 Thomas Wentworth Wills between 1970s and 1878. Wills was a notable amateur cricketer who coached the first Australian Eleven all-Aboriginal cricket team in England in 1868. He was 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. 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 Laurance Willy in 1926 – he named the house 'Baillieu', after the Casualty Clearing Station of Baillieu, 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, 1931), 29 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.*

*The Upper Skene Street Heritage Precinct has aesthetic significance as a demonstration of original Late Victorian, Federation and interwar era design qualities as expressed in the existing, predominantly intact group of dwellings (Criterion D). The modest scale, conventional designs and detailing clearly reflect the eras within which they were constructed, with most being predominantly intact. At the west end of the precinct is a grouping of four, gabled timber bungalows of similar design and detailing (including paired verandah posts), the work of Harry Denno. The hipped interwar Bungalow at 41 Upper Skene Street is a contextually substantial example of its type, while 'Chetwynd' at 5 Upper Skene Street, of more conventional design, might be reflective of a State Savings Bank design concept. Architecturally, the grouping of primarily interwar Bungalows (with a lesser number of Late Victorian and Federation era dwellings) is comparable to the other heritage precincts in Greater Geelong, including parts of the Aberdeen, George and Skene Streets Heritage Area (Newtown), Eyre Heritage Area (Newtown), Mercers Hill Heritage Area (Newtown), parts of the Newtown West Heritage Area (Newtown) and Kardinia Heritage Area (Belmont).*

## **4.2 The issue**

The Heritage Overlay is proposed to be applied to the land “*generally bounded by properties fronting the south side of Upper Skene Street between Shannon Avenue and Minerva Road, Newtown*”. No additional controls are proposed to be activated in the Schedule to the Heritage Overlay.

The issue is whether a Heritage Overlay is justified on the area identified as “Upper Skene Street Heritage Precinct” and whether one of side of the street constitutes a precinct.

## **4.3 Evidence and submissions**

Three submissions supported the Heritage Overlay and two submissions opposed.

Submissions expressed general support for the Heritage Overlay. One submission was concerned with the rate of change within the area and the demolition of original dwellings. It considered that the Heritage Overlay is the best way to preserve the heritage character of the area, will provide protection of property investment and protect against demolition and inappropriate development.

The two submissions opposing the Amendment considered that the significant individual properties should be singled out rather than having a blanket overlay applied.

In addition, there are many examples on the south side of Upper Skene Street which are post World War 2 and should therefore not be included. In addition, two properties at 43 and 47 Upper Skene Street, listed as “contributory”, have been demolished since the

Heritage Review was commissioned. The streetscape has been so eroded that the Heritage Review only recommends the south side.

Another submission considered that listing one side of the street will not “maintain” the streetscape, if that is what the overlay is seeking to achieve.

Council submitted that the Heritage Overlay is the most appropriate planning tool to apply to protect the heritage values of the street. It is common for precincts to include a range of individual places of significance. In terms of intactness, 15, 17, 33 and 1, 2, 3/49 Upper Skene Street are post 1940s. However given the intactness of the rest of the precinct, it has a moderate-high integrity. Although 43 and 47 Upper Skene Street have been demolished since the study was commissioned, these sites are located centrally within the precinct and removing them would remove the ability to ensure replacement buildings are sympathetic with the rest of the street on the south side.

Mr Hemingway considered that *“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 or periods.”* It was his evidence that there is “just enough” fabric in the precinct, and while two houses had been demolished since exhibition of the Amendment, it is still worthy as a precinct. As a principal two thirds is considered intact and the Upper Skene Street achieves this general “rule of thumb”.

Mr Hemingway explained historically more houses on the south side were established early, to take advantage of the views, with the north side of Upper Skene Street being developed later. Its early subdivision pattern survives and once the relationship between the topography of the subdivision and the views is understood, the precinct on the south side of Upper Skene Street within its “consistent, good middle class housing” makes sense.

The National Trust submission supported the inclusion of Upper Skene Street although at the hearing queried whether the south side alone sufficiently protects the street.

#### **4.4 Discussion**

The Panel has carefully considered the precinct and the comparisons provided in the Heritage Review. Clearly the north side was developed later, with the houses on the south side facing toward to view of You Yangs and Corio Bay being developed up to the end of the Interwar period.

There are numerous examples in planning schemes where one side of the street is a precinct and included within the Heritage Overlay. The test is that the precinct needs to make sense. There is simply not the heritage fabric on the north side of Upper Skene Street to warrant protection under the Heritage Overlay and this historic development of Upper Skene Street reveals that the south side developed earlier and separately to the north.

The south side of Upper Skene Street is reasonably intact and meets the threshold for inclusion within the Heritage Overlay, having regard to the existing building stock and demonstration of its early development.

## **4.5 Conclusions**

The Panel concludes:

- The Upper Skene Street Heritage Precinct is of historical and aesthetic significance at a local level.
- The Upper Skene Street Heritage Precinct is intact and has the integrity to warrant Heritage Overlay.
- The Heritage Overlay should be applied as exhibited.

## 5 Great Western Hotel, 177-179 Aberdeen Street, Newtown

### 5.1 The place

The Great Western Hotel at 177-179 Aberdeen Street, Newtown is located on the south-west corner of Aberdeen Street and Shannon Avenue. It comprises a two-storey 1920s building with a reasonably intact façade. The remainder of the site includes a series of contemporary single storey additions and a large car park to the rear.



Figure 4 Great Western Hotel, 177-179 Aberdeen Street, Newtown

#### *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 terracotta 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 floor windows with leadlighting 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.*

*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 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 19<sup>th</sup> and early 20<sup>th</sup> 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 roof building with parapeted 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 more streamlined and more overtly Art Deco-inspired details. 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, which were the progenitors to its design.*

## **5.2 The issue**

The Heritage Overlay is proposed to be applied to land known as 177-179 Aberdeen Street, although the Schedule states 177 Aberdeen Street, Newtown. An Incorporated Plan is proposed which exempts a range of buildings and works including alterations to existing single storey additions, new buildings and works set behind the significant building, works to the car park and signage.

The issue is whether the place is worthy of inclusion within the Heritage Overlay, whether there are adequate controls now in place and whether the Heritage Overlay will impede future development opportunities. A further issue is whether the prohibited uses clause ought to apply.

## **5.3 Evidence and submissions**

Two submissions opposing the Heritage Overlay were received, including one petition signed by over 240 people.

Mr Chakir, representing the owner of the property, considered that the inclusion of the building will undermine and erode the importance and meaning of heritage controls in general and that the fabric does not warrant protection. He submitted that there is a trap to

give the building greater value due to detailed descriptions of building and cautioned against being “seduced by the language” in the statement of significance.

Mr Chakir submitted that the history of the building is not significant but just a fact in the evolution of the site. He submitted that the aesthetic value of the building is not so significant that it needs to be protected against demolition. Furthermore, the Heritage Overlay is not necessary as Council would be obliged to consider this issue as part of a general planning permit for “buildings and works”.

Mr Chakir submitted the Incorporated Plan, with its exemptions, significantly erodes the reasons why consent is required in the first place as extensive buildings and works are proposed to be exempt. Furthermore, activating the “Prohibited Uses” clause (to allow consideration of otherwise prohibited uses) would be a token gesture and would not substantially assist the owner.

Council submitted allowing consideration of prohibited uses in the Schedule to the Heritage Overlay will allow greater opportunities for the building to be effectively than the current Neighbourhood Residential Zone allows. This approach is used for other heritage places in Geelong where a non-residential building is located in a residential zone. The intention is to broaden the scope of uses which may assist with the ongoing occupation and upkeep of the building.

Council submitted the Incorporated Plan was prepared in response to initial concerns raised by the owner to the draft Heritage Review. The Council is satisfied with the extent of exemptions and did not consider they would compromise the heritage values of the site.

Mr Hemingway considered that the original two-storey building is largely intact and is a very good example of a restrained interwar style. Mr Hemingway compared a number of hotels by Cleverdon and McLaughlin including the Telegraph Hotel at 2 Pakington Street, Geelong West which is currently not included in a Heritage Overlay. He considered the Great Western Hotel is comparable and reaches the threshold of significance. Furthermore, he considered the single storey additions do not compromise the building and the original two-storey building has very high integrity.

The Panel questioned the emphasis of the architects in the Statement of Significance, given their short period of association with each other in practice (some 12 months). Mr Hemingway considered that it is evident from the places in the comparative analysis they did some good work, despite their short practice.

Mr Hemingway supported the permit exemptions within the Incorporated Plan, which maintained an emphasis on the original two-storey building. He supported the exhibited extent of Heritage Overlay and the exclusion of the car parks to the west and road to the south.

Upon questioning, he considered more emphasis on social significance could have been made in the Statement of Significance, given the location of the hotel in the development of the area and the historic route to the hinterland.

The National Trust supported the inclusion of the hotel and submitted that its social significance should be recognised.

## 5.4 Discussion

The Panel considers the two-storey Great Western Hotel building compares very well to other examples within the municipality and is a fine example of interwar hotel and warrants inclusion within the Heritage Overlay. It has an enduring use as a hotel since the mid 1850s and is of clear aesthetic significance. Although the architects practice was short lived, it appears prolific during the revamping of Carlton and United Breweries' owned hotels during the 1920s. The Panel notes Mr Hemingway's observation that there is potentially an emerging interest in their work, which is yet to be fully researched.

The Panel notes that the prohibited uses column was not activated in the exhibited version of the Heritage Overlay Schedule. Furthermore, Council did not formally resolve at its meeting on 22 November 2016 to exhibit the Amendment with the prohibited uses column activated. That said, in the attachment 2 of the officers response to submissions on the draft heritage review, officers did suggest activating the prohibited uses clause. The Panel considers, given the zoning of the land and the importance of the building, the prohibited uses column should be activated to enable consideration of alternative uses to maximise opportunities for the building to be used and therefore maintained.

The Panel requested Mr Chakir to provide examples of where demolition is required to be considered for general buildings and works applications. Mr Chakir came back to the Panel with the provisions of sections 29A and B of the *Building Act 1993* and submitted that this process must be considered if demolition was proposed.

The Panel notes that Clause 62.05 of the General Provisions in the Planning Scheme pertaining to Demolition states "*A permit is not required for the demolition or removal of a building or works unless a permit is specifically required for demolition or removal.*"

In Council's reply, Council advised the Panel that the only provision in the Greater Geelong Planning Scheme that requires a planning permit for demolition is the Heritage Overlay.

The Panel considers the use of Report and Consent process under Sections 20A and 29B of the Building Act, should be a last resort and that when a place has been identified through a formal heritage study, steps should be taken to determine whether the place is worthy of heritage protection. The reactive process advocated by Mr Chakir does not provide certainty to the landowner or the community and ought to be avoided.

## 5.5 Conclusions

The Panel concludes that:

- The Great Western Hotel at 177-179 Aberdeen Street, Newtown is of historical and aesthetic significance and warrants inclusion within the Heritage Overlay.
- The prohibited uses column in the Schedule to the Heritage Overlay should be activated to provide for opportunities of uses for the building given its non-residential use in a residential zone.
- The address of the property in the Schedule to the Heritage Overlay should be specified as 177-179 Aberdeen Street, Newtown.
- The exhibited Incorporated Plan is appropriate.

## **5.6 Recommendations**

The Panel makes the following recommendations:

**For the Great Western Hotel, 177 Aberdeen Street, Newtown, amend the Schedule to the Heritage Overlay to:**

- a) replace the address with 177-179 Aberdeen Street, Newtown**
- b) apply “yes” to the Prohibited Uses column.**

## 6 Other matters

### 6.1 15 Nantes Street, Newtown

#### 6.1.1 The issue

15 Nantes Street was identified as an individually significant heritage place. Council advised the Panel that, since the exhibition of the Amendment, the dwelling has been demolished.

#### 6.1.2 Submissions

Council submitted that, given 15 Nantes Street has been demolished, a Heritage Overlay ought not be applied on this property.

#### 6.1.3 Discussion and conclusion

15 Nantes Street, Newtown has been demolished and no fabric remains. It was proposed to be included in the Heritage Overlay as an individual place and is not part of a precinct (although the Newtown West Heritage Precinct is located on the south side of Nantes Street). Given these circumstances, 15 Nantes Street should be removed from the Amendment.

#### 6.1.4 Recommendation

The Panel makes the following recommendation:

**Amend the Schedule to the Heritage Overlay to remove 15 Nantes Street, Newtown.**

### 6.2 West Melbourne Road Heritage Area

#### 6.2.1 The issue

There is an error in the title of the West Melbourne Road Heritage Area within the Schedule to the Heritage Overlay.

#### 6.2.2 Submissions

In preparation for the Panel Council found that the heritage place description for HO2007 is missing the word West before “Melbourne Road Heritage Area”. This should read “West Melbourne Road Heritage Area.”

The National Trust submitted that the name of the precinct was not clear and that a better name should be considered although no alternatives were suggested.

#### 6.2.3 Discussion and conclusion

The Panel notes Council’s submission.

#### 6.2.4 Recommendation

The Panel makes the following recommendation:

**Amend the Schedule to the Heritage Overlay to rename Melbourne Road Heritage Area to “West Melbourne Road Heritage Area”.**

## Appendix A Submitters to the Amendment

No.	Submitter
1	V and J Baensch
2	S Chirnside
3	R Clark
4	S Clark
5	J Eldridge
6	R Elliott
7	S Fraatz
8	R Gleeson
9	G Grant
10	C Hickey
11	P and L King
12	National Trust of Australia (Vic)
13	Aberdeen Holdings
14	A Scott
15	E Young
16	Great Western Hotel

## Appendix B Document list

No.	Date	Description	Tabled by
1	13/08/2017	Greater Geelong City Council submission to Panel	Ms Williamson
2	13/08/2017	Citation for 321-323 Shannon Avenue, Newtown	Ms Williamson
3	4/08/2016	Expert witness statement	Mr Hemingway
4	13/08/2017	Submission to Panel	Mr Chakir
5	13/08/2017	Title details for Great Western Hotel and associated land	Mr Chakir
6	13/08/2017	Planning Practice Note 46: Strategic Assessment Guidelines	Mr Chakir
7	13/08/2017	PowerPoint Presentation submission for Newtown Action Group	Mr Baensch
8	13/08/2017	National Trust submission	Mrs Bantow OAM
9	13/08/2017	Schedule 14 to Design and Development Overlay	Ms Williamson
10	13/08/2017	PowerPoint presentation	Mr Hemingway
11	16/08.2017	Further information on demolition controls	Mr Chakir
12	21/08/2017	Further information on demolition controls	Council