

---

# **Newtown West Heritage Review**



## **The Report**

### **Volume 1**

**Prepared By**

**Dr David Rowe, Authentic Heritage Services Pty Ltd  
& Wendy Jacobs, Architect & Heritage Consultant**

**October 2016**

---

---

# Newtown West Heritage Review

## THE REPORT

## VOLUME ONE

Commissioned & Funded by

City of Greater Geelong

**Prepared By**

**Dr David Rowe, Authentic Heritage Services Pty Ltd  
&  
Wendy Jacobs: Architect & Heritage Consultant**

**Support Staff:**

**Pam Jennings, Authentic Heritage Services Pty Ltd**

**October 2016**

Cover Photo: View looking north from 'Newtown Brae', 15 Stephen Street, showing undeveloped fenced land now comprising Nantes and Upper Skene Streets, n.d. [c.1900]. Source: Jan Phelan, Welshpool.

---

## TABLE OF CONTENTS

<b>Executive Summary</b>	ii
<b>1.0 Introduction</b>	
1.1 The Study Team	2
1.2 Acknowledgments	2
1.3 Project Scope & Purpose	2
1.4 The Study Area	4
1.5 Background to the Heritage Review	4
1.6 Terminology	7
<b>2.0 Methodology</b>	
2.1 Fieldwork	8
2.2 Historical Research	8
2.3 Comparative Analyses	9
2.4 Heritage Citations	9
2.5 Consultation	9
<b>3.0 Assessment of Significance</b>	
3.1 Basis of Assessment Criteria	10
3.2 Significance, Condition & Integrity Levels & Thresholds	11
<b>4.0 Observations</b>	
4.1 Proposed Newtown West Heritage Precinct – Am C300	18
4.2 Proposed Churchill Avenue Heritage Precinct – Am C300	18
<b>5.0 Heritage Places</b>	
5.1 Introduction	19
5.2 Proposed Heritage Precincts	19
5.3 Proposed Individual Heritage Places	22
<b>6.0 Recommendations</b>	
6.1 Consultation	22
6.2 Heritage Overlays	22
6.2.1 Heritage Precincts	22
6.2.2 Individual Heritage Overlays	24
6.3 HERMES	25
6.4 Greater Geelong Planning Scheme	25
6.5 Other Recommendations	26
<b>7.0 Appendices</b>	
7.01 Project Brief	
7.02 Australia ICOMOS Burra Charter	
7.03 Practice Note: Applying the Heritage Overlay	
7.04 Heritage Citations – 177 Aberdeen St, 15 & 31 Nantes St, 321-323 Shannon Ave, 325 Shannon Ave	

## Executive Summary

### 1.0 Introduction

The City of Greater Geelong Council commissioned Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant, to undertake the Newtown Heritage Review in November 2015. The project was carried out over a 6 month period. It involved a review of the area to the west of Shannon Avenue, mainly south of Aberdeen Street and north of Aphrasia Street. A draft of the Review was provided to the City in May 2016. It was subsequently informally exhibited and redrafted.

The Newtown Heritage Review provides for four heritage precincts, being the following:

- Newtown West (includes 56 places).
- Upper Skene Street (includes 34 places).
- West Melbourne Road (includes 13 places).
- Newtown Housing Commission Estate (includes 60 places).

All except the Newtown Housing Commission Estate are recommended for heritage overlays.

The Newtown Heritage Review also recommends that six properties are included in five individual heritage overlays:

- 177 Aberdeen Street – Great Western Hotel.
- 15 Nantes Street – Dwelling.
- 31 Nantes Street – Dwelling.
- 321-323 Shannon Avenue – Semi-detached dwellings ('Rathcoursey' & 'Lauraville').
- 325 Shannon Avenue – Dwelling.

This Report (Volume 1) provides details about the methodology, significance assessment, criteria and thresholds adopted and it also provides recommendations for implementing the study results. This volume also includes the heritage citations for the five individual properties as Appendix 7.04.

Volume 2 provides the supporting documentation for the proposed Newtown West Heritage Precinct.

Volume 3 provides the supporting documentation for the proposed Upper Skene Street Heritage Precinct.

Volume 4 provides the supporting documentation for the proposed West Melbourne Road Heritage Precinct.

Volume 5 provides documentation on the Newtown Housing Commission Estate Precinct (not recommended for a heritage overlay).

All illustrations and photographs used in this heritage study are for research and guidance purposes only. Any commercial reproduction of these illustrations and photos will require Copyright clearance from the respective owners.

The Consultants recommend that this Study be implemented within two years. If the Study has not been implemented within that time frame, it is recommended that the Study be peer-reviewed to take account of any changes in condition and integrity of particular heritage places, changes in planning regulations and Council policies. The study should subsequently be updated as necessary.

### 1.1 The Study Team

The study team was as follows:

- Dr David Rowe, Authentic Heritage Services Pty Ltd – researcher and author.
- Wendy Jacobs, Architect & Heritage Consultant – reviewer.
- Pam Jennings, Authentic Heritage Services Pty Ltd – researcher.

### 1.2 Acknowledgments

The Consultants sincerely appreciated the assistance and support received throughout the course of the Study. Particular appreciation is given to:

- Jani Chalmers, Strategic Planner, City of Greater Geelong.
- Ann Scott, Newtown.
- Jan Phelan, Welshpool.
- Jan Sprague, Armstrong Creek.
- Kim Roberts, Heritage Planner, Property & Asset Services Branch, Department of Health and Human Services.
- Suzanne Tanner, Barwon Water.
- Greg John, Barwon Water.
- Geoff McDonald, Newtown.
- Liesl Nillson, Wollongong, N.S.W.
- Kirsten Thornton, Alfred Deakin Library, Deakin University.

### 1.3 Project Scope & Purpose

The scope and purpose of the project, following the City of Greater Geelong Consultant Brief (October 2015 – Appendix 7.01) was to:

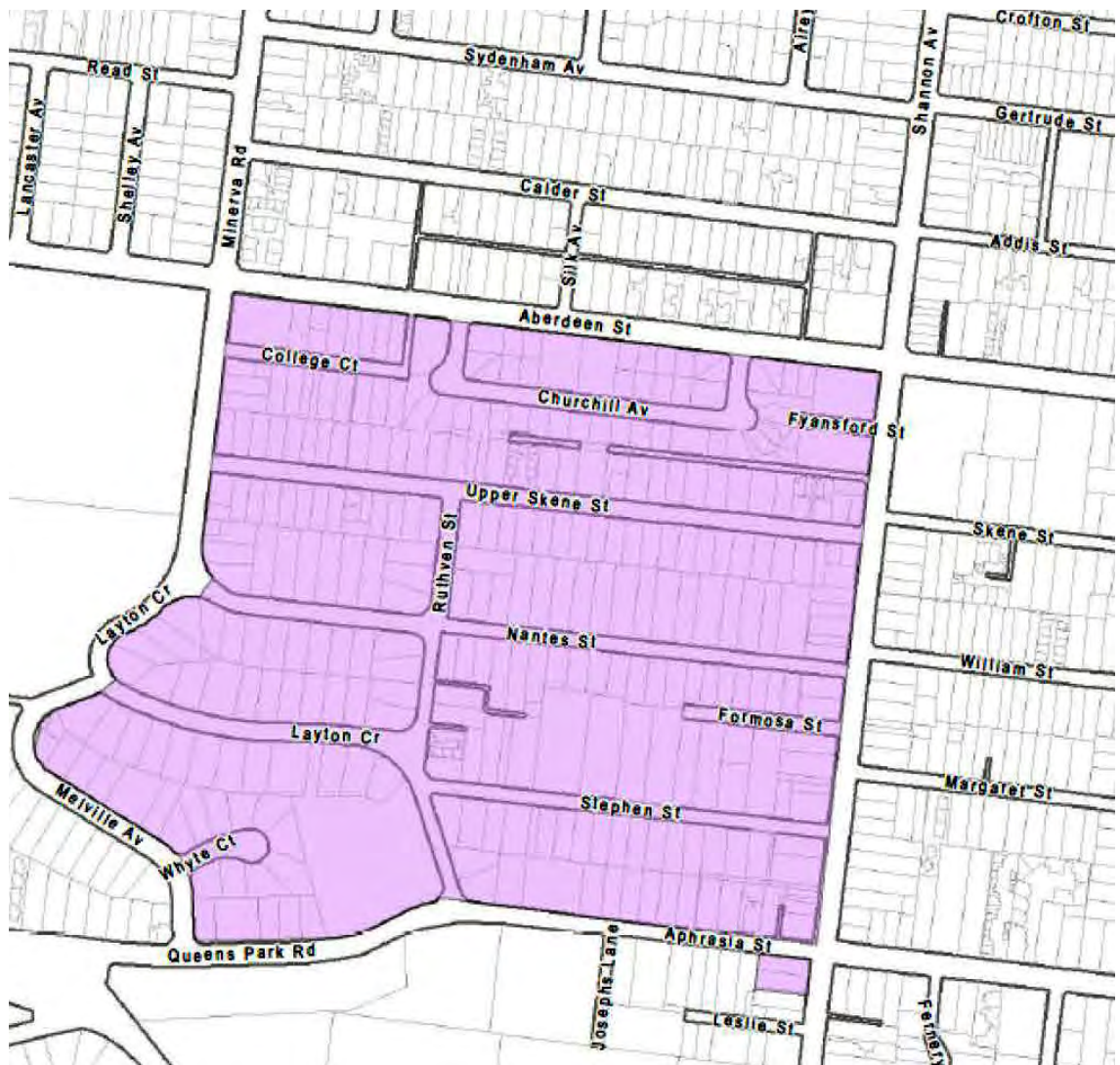
- Assess and document the places of post-contact cultural heritage significance in the study area for potential inclusion as individual and/or precinct heritage overlays in the Greater Geelong Planning Scheme.
- Assess and document the semi-detached dwellings at 321-323 Shannon Avenue, Newtown, for potential 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 (Appendix 7.02) and the Practice Note: *Applying the Heritage Overlay* (Appendix 7.03).
- 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).

The scope of the project has been further informed by the Statement of Evidence (Preliminary Heritage Review of North-west of Shannon Avenue submitted for Amendment C300) prepared by Louise Honman of Context Pty Ltd, 1 April 2014.

## 1.4 The Study Area

The Study Area 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, as shown on the following map:



Source of map: City of Greater Geelong.

## 2.0 Recommendations

### 2.1 Consultation

Although the Newtown West Heritage Review has been informally exhibited and the views of submitters considered, it is recommended that affected owners and other stakeholders are given opportunity for further consultation as part of any planning scheme amendment to introduce the recommended heritage overlays.

### 2.2 Heritage Overlays

#### 2.2.1 Heritage Precincts

##### **Proposed Precinct Heritage Overlays**

It is recommended that the three heritage precincts (including the 105 places within the precincts) listed in Section 5 of this report are included as heritage overlays in the Schedule to the Heritage Overlay in the Greater Geelong Planning Scheme, through a planning scheme amendment.

##### **Existing Individual Heritage Overlays in Proposed Precincts**

For the two existing individual heritage overlays located in the proposed Newtown West Heritage Precinct - HO1242 (132 Aphrasia Street) and HO205 (15 Stephen Street), it is recommended that these individual heritage overlays are deleted from the Schedule to the Heritage Overlay and the properties included in the Newtown West Heritage Precinct Heritage Overlay. It is noted that 'Newtown Brae' at 15 Stephen Street (HO205) is listed with external paint controls applying and that Prohibited Uses May be Permitted. Similarly, external paint controls apply to 'Brooklyn' at 132 Aphrasia Street (HO1242). It is recommended that external paint controls apply to these properties as part of the proposed Newtown West Heritage Precinct. There appears to be no basis for Prohibited Uses being permitted for 'Newtown Brae' and so it is recommended that this column of the Schedule to the Heritage Overlay is altered from "yes" to "no" in the transfer of the property into the Newtown West Heritage Precinct Heritage Overlay.

For the existing individual heritage overlay located in the proposed West Melbourne Road Heritage Precinct – HO181 (311 Shannon Avenue) – it is also recommended that this individual heritage overlay is deleted from the Schedule to the Heritage Overlay and the property included in the West Melbourne Road Precinct Heritage Overlay. The existing external paint control applying under HO181 could be transferred to the proposed West Melbourne Road Precinct Heritage Overlay for the property at 311 Shannon Avenue. As the original/significant fence to the property has been removed, it is not recommended that column 6 of the Schedule to the Heritage Overlay (outbuildings or fences which are not exempt under Clause 43.01-3) include "yes" for the fence at 311 Shannon Avenue. There also appears to be no basis for the opportunity for Prohibited Uses to be considered and so it is recommended that this control be altered from "yes" to "no" in the transfer of the property into the West Melbourne Road Precinct Heritage Overlay.

Although Practice Note: *Applying Heritage Overlay* (July 2015) advises on separate heritage overlays for individual places with differing controls to the heritage precinct it might also be located within, the individual places identified in this Review are key aesthetic and historic contributors to the heritage precinct, forming the basis for these individual places to be included in the precinct heritage overlay. This recommendation is consistent in part with the Panel Report for amendment C14 to the Buloke Planning Scheme. This Panel stated:

It has to be said that the approach proposed to be taken by the Council to the precinct Heritage Overlays and individual site Overlays is one which is encouraged by the practice note on Applying the Heritage Overlay and the structure of the Heritage Overlay provisions and Schedule. The practice note recommends that in heritage precincts if it is intended that a property is to have different controls from those generally applying in the precinct, it should be excluded from the precinct Overlay and given its own Heritage Overlay number. This allows the 'special' or additional controls in the Schedule to the Heritage Overlay at Clause 43.01 to be activated for that site alone.

Not only does the problem of 'holes' in precincts arise but this approach can also lead to confusion as to why a heritage site/building is excluded from a precinct Overlay: it is not immediately clear whether the individual listing is for the reason that additional controls are required, or is instead because this site or building of heritage significance has a basis of significance different from that of the surrounding precinct (which can be a basis for applying a separate Overlay).

The only alternative statutory arrangement that we can see might be made under the current structure of the Heritage Overlay is to apply the additional special controls to the precinct as a whole and then incorporate a document identifying the properties in the precinct where the additional controls do NOT apply.<sup>1</sup>

As the controls alternative to those to be applied to the heritage precincts are very limited, it is recommended that the spirit of the Buloke Panel Report is maintained but that the individual places for specific controls are listed under the heritage overlay for the precincts as follows:

#### **Newtown West Precinct**

##### **Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	<b>Yes</b> – 'Brooklyn', 132 Aphrasia Street and 'Newtown Brae', 15 Stephen Street only.
Internal Alteration Controls Should Apply?	<b>No</b>
Tree Controls Should Apply?	<b>No</b>
Fences &/or Outbuildings of Note?	<b>Yes</b> - 112, 114 and 126 Aphrasia Street.
Prohibited Uses May be Permitted?	<b>No</b>
Incorporated Plan	<b>No</b>

#### **Upper Skene Street Precinct**

##### **Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	<b>No</b>
Internal Alteration Controls Should Apply?	<b>No</b>
Tree Controls Should Apply?	<b>No.</b>
Fences &/or Outbuildings of Note?	<b>No.</b>
Prohibited Uses May be Permitted?	<b>No</b>
Incorporated Plan	<b>No</b>

1 J. Moles & R. Tonkin, 'Buloke Planning Scheme Amendment C14 Heritage Policies and Precincts: Interim Panel Report', 19 July 2011, p.58.

**West Melbourne Road Precinct****Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	Yes – 303 & 311 Shannon Avenue.
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No.
Fences &/or Outbuildings of Note?	Yes – front fences at 303, 315 & 319 Shannon Avenue.
Prohibited Uses May be Permitted?	No
Incorporated Plan	No

**2.2.2 Individual Heritage Overlays**

It is recommended that the five places identified as having heritage significance listed in Section 5 of this report are included as four heritage overlays in the Schedule to the Heritage Overlay in the Greater Geelong Scheme, through a planning scheme amendment. The proposed controls in the schedule to the heritage overlay for each place is recommended as follows:

**177 Aberdeen Street: Great Western Hotel****Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	No
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	No
Prohibited Uses May be Permitted?	Yes
Incorporated Document	Yes – Permit Exemptions Recommended

**15 Nantes Street: Dwelling****Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	Yes (dwelling only)
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	No
Prohibited Uses May be Permitted?	No
Incorporated Document	No

**31 Nantes Street: Dwelling****Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	Yes (dwelling only)
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	Yes – garage fronting Ruthven Street
Prohibited Uses May be Permitted?	No
Incorporated Document	No

**321-323 Shannon Avenue: Semi-Detached Dwellings (Rathcoursey' & 'Lauraville')****Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	Yes (main front portions of dwelling visible from the public realm only)
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	Yes (front fence and gate to 321 Shannon Avenue)
Prohibited Uses May be Permitted?	No
Incorporated Document	No

**325 Shannon Avenue: Dwelling****Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	No
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	Yes (front fence).
Prohibited Uses May be Permitted?	No
Incorporated Document	No

**2.3 HERMES**

It is recommended that any changes resulting from consultations and a planning scheme amendment are reflected in HERMES.

If the Newtown Heritage Review proceeds to a planning scheme amendment and heritage overlays are introduced, it is recommended that the heritage status fields and heritage overlay numbers are updated and added to HERMES respectively by the City of Greater Geelong.

**2.4 Greater Geelong Planning Scheme****Clause 22: Local Heritage Policies**

It is 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.

**2.5 Other Recommendations****Newtown Housing Commission Estate Precinct**

While it is recognised that no heritage overlay has been recommended for the Newtown Housing Commission Estate Precinct, it is suggested that other forms of interpreting the historical and architectural heritage interest of the site are explored. This could comprise (but not limited to) the use of the documentation in this report as part of a small publication (either in print or online), the basis of an interactive website where former residents and others involved with the evolution and history of the

Estate could give their experiences; or preparation of a broader Thematic History that explores all of the Housing Commission Estates in the Greater Geelong municipality.

## 1.0 Introduction

The City of Greater Geelong Council commissioned Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant, to undertake the Newtown Heritage Review in November 2015. The project was carried out over a 6 month period. It involved a review of the area to the west of Shannon Avenue, mainly south of Aberdeen Street and north of Aphrasia Street. Following the completion of an initial draft of this report in late April 2016, the consultants were commissioned to prepare an additional assessment of the property at 325 Shannon Avenue, which had been identified as part of analysis for other properties in the study area. A draft of the Review was provided to the City in May 2016. It was subsequently informally exhibited and redrafted.

The Newtown Heritage Review provides for four heritage precincts, being the following:

- Newtown West (includes 56 places).
- Upper Skene Street (includes 34 places).
- West Melbourne Road (includes 13 places).
- Newtown Housing Commission Estate (includes 60 places).

All except the Newtown Housing Commission Estate are recommended for heritage overlays.

The Newtown Heritage Review also recommends that six properties are included in five individual heritage overlays:

- 177 Aberdeen Street – Great Western Hotel.
- 15 Nantes Street – Dwelling.
- 31 Nantes Street – Dwelling.
- 321-323 Shannon Avenue – Semi-detached dwellings ('Rathcoursey' & 'Lauraville').
- 325 Shannon Avenue – Dwelling.

This Report (Volume 1) provides details about the methodology, significance assessment, criteria and thresholds adopted and it also provides recommendations for implementing the study results. This volume also includes the heritage citations for the five individual properties as Appendix 7.04.

Volume 2 provides the supporting documentation for the proposed Newtown West Heritage Precinct.

Volume 3 provides the supporting documentation for the proposed Upper Skene Street Heritage Precinct.

Volume 4 provides the supporting documentation for the proposed West Melbourne Road Heritage Precinct.

Volume 5 provides documentation on the Newtown Housing Commission Estate Precinct (not recommended for a heritage overlay).

All illustrations and photographs used in this heritage study are for research and guidance purposes only. Any commercial reproduction of these illustrations and photos will require Copyright clearance from the respective owners.

The Consultants recommend that this Study be implemented within two years. If the Study has not been implemented within that time frame, it is recommended that the Study be peer-reviewed to take account of any changes in condition and integrity of particular heritage places, changes in planning regulations and Council policies. The study should subsequently be updated as necessary.

## 1.1 The Study Team

The study team was as follows:

- Dr David Rowe, Authentic Heritage Services Pty Ltd – researcher and author.
- Wendy Jacobs, Architect & Heritage Consultant – reviewer.
- Pam Jennings, Authentic Heritage Services Pty Ltd – researcher.

## 1.2 Acknowledgments

The Consultants sincerely appreciated the assistance and support received throughout the course of the Study. Particular appreciation is given to:

- Jani Chalmers, Strategic Planner, City of Greater Geelong.
- Ann Scott, Newtown.
- Jan Phelan, Welshpool.
- Jan Sprague, Armstrong Creek.
- Kim Roberts, Heritage Planner, Property & Asset Services Branch, Department of Health and Human Services.
- Suzanne Tanner, Barwon Water.
- Greg John, Barwon Water.
- Geoff McDonald, Newtown.
- Liesl Nilsson, Wollongong.
- Kirsten Thornton, Alfred Deakin Library, Deakin University.

## 1.3 Project Scope & Purpose

The scope and purpose of the project, following the City of Greater Geelong Consultant Brief (October 2015 – Appendix 7.01) was to:

- 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 (Appendix 7.02) and the Practice Note: *Applying the Heritage Overlay* (Appendix 7.03).
- 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).

The scope of the project has been further informed by the Statement of Evidence (Preliminary Heritage Review of North-west of Shannon Avenue submitted for Amendment C300) prepared by Louise Honman of Context Pty Ltd, 1 April 2014.

The project was carried out following an agreed Project Plan. This plan was as follows:

**Milestone**

**Milestone 1:** 24 November 2015

Commencement of Project

**Milestone 2:** 23 December 2015

Completion of:

- Fieldwork for the Newtown West Heritage Precinct [subsequently assessed as three individual smaller precincts].
- Preliminary historical research for half of the places in the Newtown West Heritage Precinct [three smaller precincts] provided as draft datasheets.

**Milestone 3:** 10 February 2016

Completion of:

- Fieldwork for the Newtown Housing Commission Estate.
- Preliminary historical research for the balance of the places in the Newtown West Heritage Precinct [three smaller precincts] provided as draft datasheets.

**Milestone 4:** 9 March 2016

Completion of:

- Draft Newtown West Heritage Precinct (as three smaller precincts: Newtown West, Upper Skene Street and West Melbourne Road).

**Milestone 5:** 12 April 2016

Completion of:

- Draft Newtown Housing Commission Estate Precinct.

**Milestone 6:** 26 April 2016

Completion of:

- Five heritage assessments of six individual places.

**Milestone 7:** 17 May 2016

Completion of:

- Draft Heritage Study Report.

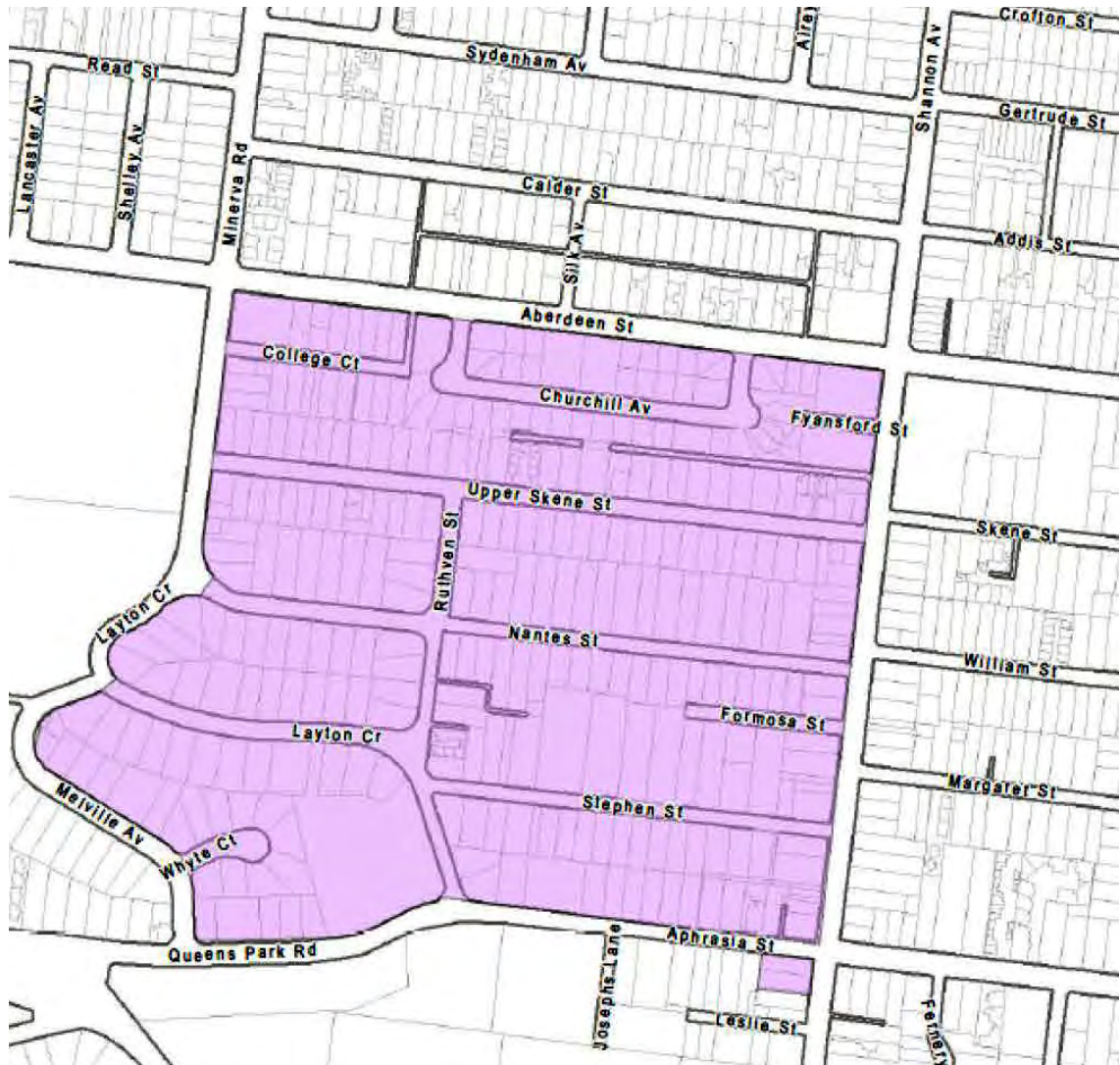
**Milestone 8:** 31 May 2016

Completion of:

- Draft of the formatted Newtown Heritage Review in multiple volumes.
- Heritage study documentation populated into HERMES.

## 1.4 The Study Area

The Study Area 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, as shown on the following map:



Source of map: City of Greater Geelong.

## 1.5 Background to the Heritage Review

### City of Newtown Urban Conservation Study 1991

In 1991, the former City of Newtown engaged Context Pty Ltd in association with Brian Stafford, Architect and Landscape Architect, Richard Peterson, Conservation Architect and Carlotta Kellaway, Historian, to prepare volumes 1-4 of a post-European contact Urban Conservation Study of the municipality known as the 'City of Newtown Urban Conservation Study'. Assessments of individual heritage places initially identified in the 'City of Newtown Urban Conservation Study' were subsequently carried out by Richard Peterson for the City of Greater Geelong in 1997. This work is known as the 'City of Newtown Urban Conservation Study', volumes 5 (a) and 5 (b).

Only one heritage precinct was proposed west of Shannon Avenue in the initial 'City of Newtown Urban Conservation Study': Churchill Avenue Heritage Area. This precinct is

the Newtown Housing Commission Estate comprising Churchill Avenue and properties on the south side of Aberdeen Street between 181 and 207 Aberdeen Street. This proposed heritage precinct did not progress to planning scheme amendment for the introduction of a heritage overlay.

Volume 4 of the 'City of Newtown Urban Conservation Study' represents a street schedule of places within the former City of Newtown of potential A, B, C or D level significance. No explanation of the significance levels was given, but it is assumed that the levels were as follows: A (State significance), B (Regional significance), C (Local significance) and D (Contributory significance). Although no heritage precincts were proposed for the majority of the properties west of Shannon Avenue, the study listed many places of Regional, Local and Contributory significance in Aphrasia, Nantes, Ruthven, Stephen and Upper Skene Streets and Shannon Avenue.

From this list, heritage assessments were prepared and heritage overlays introduced for two places west of Shannon Avenue: 132 Aphrasia Street ('Brooklyn') and 15 Stephen Street ('Newtown Brae'). They are identified as HO1242 and HO205 respectively.

The 'City of Newtown Urban Conservation Study' also identified six urban character areas west of Shannon Avenue. The purpose for defining and describing urban character in the Study was:

- To make explicit that which is characteristic or distinctive about a place and thereby marks it off from other places.
- To establish an explicit basis for conservation of the valued physical, visual and cultural aspects of a place while allowing necessary but complimentary physical change.

Urban Character as also considered within the realms of topography, street pattern, built form, open space pattern and vegetation patterns.

The Urban Character Areas that were identified which are relevant to this Review area:

- Urban Character Area 2: a small area centred on College Crescent.
- Urban Character Area 3: The Housing Commission Estate in Aberdeen Street and Churchill Avenue.
- Urban Character Area 4: A large residential area mainly between Aphrasia Street and Noble Street, but also including most of the Study Area for this Review.
- Urban Character Area 5: An area of curvilinear streets around Layton Crescent.
- Urban Character Area 6: An area of curvilinear streets around Melville Avenue and Whyte Court.
- Urban Character Area 14: The western portion of this area included the properties in Upper Skene Street.

No Neighbourhood Character Overlays were implemented following the recommendations of the 'Newtown Urban Conservation Study'.

The VPP Practice Note: *Using the Neighbourhood Character Provisions in Planning Scheme* (July 2004) gives the following clarification between a Heritage Overlay (HO) and a Neighbourhood Character Overlay (NCO):

The HO has different objectives to the NCO and is not intended to operate as a neighbourhood character control. However, the heritage values of an area often contribute to the neighbourhood character values of an area as well.

An earlier General Practice Note: *Understanding Neighbourhood Character* (December 2001) gave further distinction between neighbourhood character and heritage:

In defining neighbourhood character, it is important to understand the differences between neighbourhood character and heritage.

While all areas have a history or a heritage, not all areas are historically significant. Heritage significance is determined by recognised criteria set by Commonwealth, State and local agencies, with reference to the Burra Charter. Cultural heritage is largely embodied in the fabric and setting of a building and place. It is important to manage and retain this fabric and setting to retain the cultural significance of the place. Heritage significance can't be improved, but the fabric of a place can be improved, restored or reinterpreted.

In many areas building style is important to setting the character of the area. This includes not just typical form and massing, but may also include details, materials and colours. Buildings do not need to be old or historically significant to have a character that is important to people's understanding and enjoyment of an area.

#### **Newtown Heritage Study 2008-2009**

In 2008, the City of Greater Geelong prepared the 'Newtown Heritage Study', comprising the area bounded by Shannon Avenue, Latrobe Terrace, Aberdeen Street and West Fyans Streets. Due to funding constraints, the area west of Shannon Avenue (between Aberdeen and Aphrasia Streets) did not form part of the study.

#### **Greater Geelong Planning Scheme Amendment C300, 2013-14**

In 2013, the City of Greater Geelong sought the introduction of new Residential Zones in response to the Victorian State Government's Practice Note 78: *Applying the Residential Zones* and Advisory Note 50: *Reformed Residential Zones*. As part of Amendment C300, a Statement of Evidence was prepared by Louise Honman of Context Pty Ltd in 2014 for the Newtown Action Group. The recommendations outlined in Ms Honman's report were as follows:

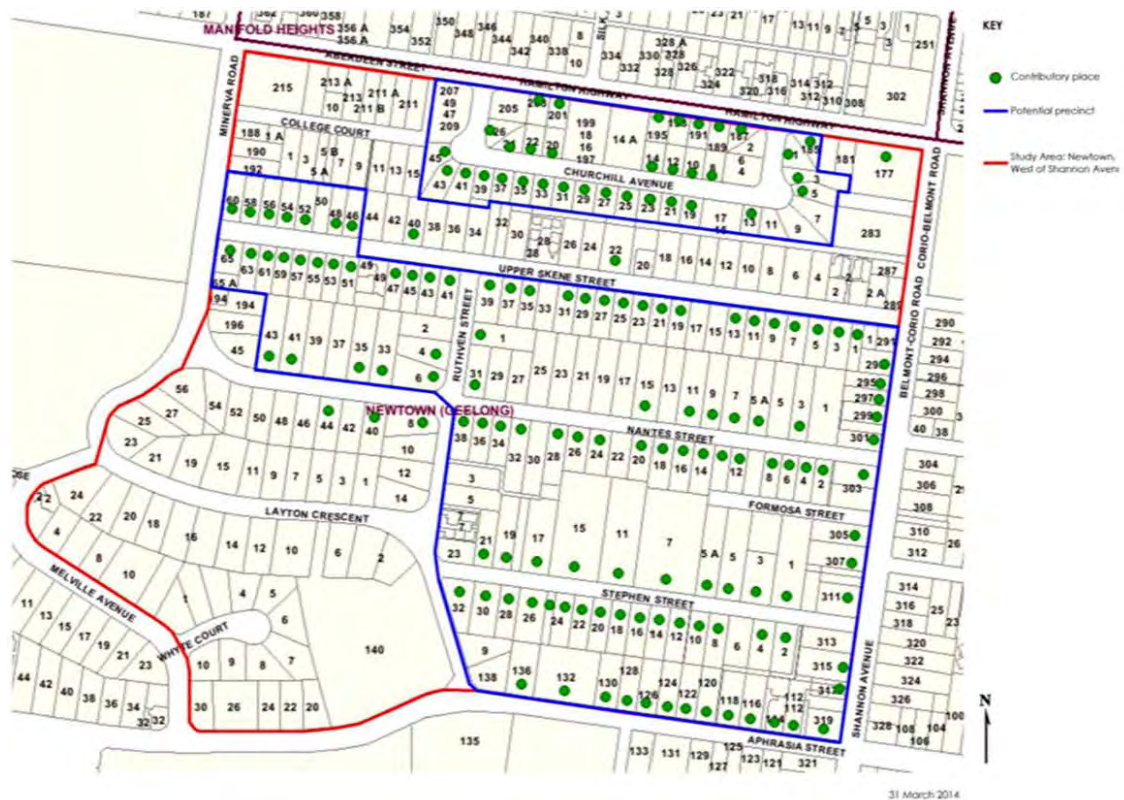
This review indicates that two precincts have potential heritage value in the Newtown – West of Shannon Avenue Study Area.

These include:

- Churchill Avenue.
- Aphrasia, Nantes, Stephen and Upper Skene Streets and Shannon Avenue.

It is recommended that that area of Newtown – west of Shannon Avenue has sufficient heritage value to warrant a full heritage assessment.

The study area given in Ms Honman's evidence was as follows:



Proposed Study Area, potential precincts & places of significance. 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.

In considering amendment C300, the Independent Planning Panel in June 2014 stated:

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.<sup>2</sup>

It was the Panel recommendations, following the recommendations outlined in Ms Honman’s evidence, that has formed the basis for the Newtown West Heritage Review. 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.

## 1.6 Terminology

The terminology of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (2013) is used throughout this study. Refer to Appendix 7.02 for a copy of the *Burra Charter*. The identification and documentation of potential post-contact places of cultural significance has been interpreted using the definitions provided in the *Burra Charter*. Some of the critical definitions identified in the *Burra Charter* and used in this study are:

<sup>2</sup> C. Tsotsoros & M. Kirsch, ‘Panel Report: Greater Geelong Planning Scheme Amendment C300- New Residential Zones’, 3 June 2014, p.32.

Article 1.1: *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions. Explanatory Notes: Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.

Article 1.2: *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups. Explanatory Notes: The term cultural significance is synonymous with heritage significance and cultural heritage value. Cultural significance may change over time and with use. Understanding of cultural significance may change as a result of new information.

Article 1.3: *Fabric* means all the physical material of the place including elements, fixtures, contents and objects.

## 2.0 Methodology

The Newtown West Heritage Review involved fieldwork, historical research, targeted consultation, comparative analysis and written heritage assessments.

### 2.1 Fieldwork

The initial basis to the assessment of the heritage citations included in this heritage 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).

### 2.2 Historical Research

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.

### 2.3 Comparative Analyses

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

### 2.4 Heritage Citations

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.
- Comparative Analysis.

### 2.5 Consultation

Community consultation was outside the Project Brief for this 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.

### 3.0 Assessment of Significance

#### 3.1 Basis of Assessment Criteria

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.”

The following heritage criteria listed in the *Practice Note* were adopted as part of the assessment of heritage places in the Newtown West Heritage Review:

**Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance).

**Criterion B:** Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

**Criterion C:** Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

**Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

**Criterion E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

**Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

**Criterion 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 (social significance).

**Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

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,<sup>3</sup> as have the principles of the Australia ICOMOS Burra Charter.

---

3 The use of the more detailed Australian Heritage Commission Criteria is considered to be valid, given that the VPP Practice Note: Applying the Heritage Overlay (revised July 2015) states: “The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.”

### 3.2 Significance, Condition & Integrity Levels and Thresholds

In addition to the recognition of the heritage values of the Burra Charter and the assessment criteria outlined in the *Practice Note*, significance, condition and integrity thresholds were also prepared to determine the level of significance for each heritage place and whether they warranted a heritage overlay.

In relation to significance thresholds, the *Practice Note* states:

“The thresholds to be applied in the assessment of significance shall be ‘State Significance’ and ‘Local Significance’. ‘Local Significance’ includes those places that are important to a particular community or locality ... “

State and Local significance thresholds have been applied to this study, apart from two places previously identified as having Regional significance and already included as heritage overlays in the Greater Geelong Planning Scheme.

In relation to places of significance for historical or social reasons, the following from the VPP Practice Note has also been considered:

Planning is about managing the environment and changes to it. An appropriate test for a potential heritage place to pass in order to apply the Heritage Overlay is that it has ‘something’ to be managed. This ‘something’ is usually tangible but it may, for example, be an absence of built form or the presence of some other special characteristic. If such things are present, there will be something to managed and the Heritage Overlay may be applied.

A more definitive matrix of how the Burra Charter values, *Practice Note* Criteria, Australian Heritage Commission Criteria and Thresholds Levels have been employed in this study is as follows:

BURRA CHARTER VALUES	PRACTICE NOTE CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (slightly modified for local assessments)	SIGNIFICANCE THRESHOLDS
<p><b>Aesthetic &amp;/or Architectural Value:</b> Places where consideration is given to form, scale, colour, texture and material of the fabric.</p>	<p><b>Criterion B:</b> Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p> <p><b>Criterion D:</b> Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p> <p><b>Criterion E:</b> Importance in exhibiting particular aesthetic characteristics (aesthetic significance).</p> <p><b>Criterion F:</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).</p>	<p><b>AHC B.2:</b> Scarcity may be the result of historical process (ie. few of such places were ever made) or of subsequent destruction or decay. Rarity in some cases may apply to the survival of the combination of characteristics and the place as a whole may lack integrity.</p> <p><b>AHC D.2:</b> A place must clearly represent the period, method of construction, techniques, way of life, etc. of its Type. A place may be significant because it is characteristic of either an unusual, or a widely practiced Type, style, or method of construction. It may have been innovative or influential, or it may have been traditional or vernacular; the significance of the place is determined by considering it within its context.</p> <p>A place may be considered if one or more of the following apply:</p> <ul style="list-style-type: none"> <li>• It can be regarded as a particularly good example of its Type, by virtue of the combination of characteristics most indicative of the Type, or a significant variant of the Type equally well;</li> <li>• It is one of number of similar places which are all good examples of a Type, but has a higher value by virtue of its integrity, condition, association with other significant places or setting;</li> <li>• It is part of a group of places which collectively include a range or variation within a Type;</li> <li>• It represents the seminal or optimal development of</li> </ul>	<p><b>STATE THRESHOLD:</b> Places which are considered significant to the State of Victoria and are worthy for inclusion on the Victorian Heritage Register. These places are the most outstanding examples either aesthetically, architecturally, historically, scientifically or socially. The place meets this threshold if it has outstanding and/or unique aesthetic and technical value/s, is highly intact and has been compared to similar places on the Victorian Heritage Register, and/or has unique historical associations with events or persons in the history of the community and Greater Geelong, the importance of which are considered to stretch beyond local municipal boundaries.</p> <p><b>LOCAL THRESHOLD:</b> Places which are considered individually 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</p>

BURRA CHARTER VALUES	PRACTICE NOTE CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (slightly modified for local assessments)	SIGNIFICANCE THRESHOLDS
		<p>the Type.</p> <p><b>AHC E.1:</b> A place is eligible if it articulates so fully a particular concept of design that it expresses an aesthetic ideal (eg. A place which epitomizes the design principles of an architectural style, landscape ideal, etc.) or if the place, because of its aesthetic characteristics, is held in high esteem by the community.</p> <p>To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic qualities for which it is nominated.</p> <p><b>AHC F.1:</b> A place is eligible if it demonstrates clearly a particularly appropriate solution to a technical problem using or expanding upon established technology, or developing new technology, that solution being outstanding due to its conceptual strength. This might occur, for example, in the fields of engineering, architecture, industrial design, landscape design, etc.</p> <p>A place may be considered to be outstandingly creative if it results from the innovative departure from established norms in some field of design or the arts.</p> <p>To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic or technical qualities for which it is nominated.</p>	<p>State or Local significance (or potential significance). They are considered to have sufficient significance to warrant a heritage overlay in the Greater Geelong Planning Scheme.</p>

BURRA CHARTER VALUES	PRACTICE NOTE CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (slightly modified for local assessments)	SIGNIFICANCE THRESHOLDS
<p><b>Historic Value:</b> Places that have influenced or have been influenced by an historic figure, event, phase or activity. For any given place the significance will be greater where evidence of the association or event survives insitu, or where the settings are substantially intact, than where it has been changed or evidence does not survive.</p>	<p><b>Criterion A:</b> Importance to the course or pattern of our cultural or natural history (historical significance).</p> <p><b>Criterion C:</b> Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p> <p><b>Criterion H:</b> Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p>	<p><b>AHC A.4:</b> Places associated with events or developments which contribute to or reflect the long-term changes in Shire or local history.</p> <p>Places representing “landmark” cultural phases in the evolving pattern of Shire or local history.</p> <p>A place eligible for its association with a significant scientific theory must have a clear and important relationship to the development of that theory or its early application in the Shire or locality.</p> <p>A place eligible for its history of science associations must have a strong connection with the work of an historically significant scientific figure or with an historically significant scientific exploration/undertaking, or methodological development.</p> <p><b>AHC C.2:</b> A place with archaeological deposits may be eligible if it can be shown that the deposits are likely to contain evidence of technological, architectural, or cultural value, that evidence not being available through other research techniques. The nature of this research should be specified.</p> <p>A building or engineering item may be eligible if its research value can be defined. For example, a building exhibiting a local variation on a standard design or construction technique may be eligible if study could yield important information such as how local materials</p>	

BURRA CHARTER VALUES	PRACTICE NOTE CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (slightly modified for local assessments)	SIGNIFICANCE THRESHOLDS
		<p>and construction expertise affect the evolution of local building development, if this information is not available through documentary research.</p> <p><b>AHC H.1:</b> The person's contribution must be established sufficiently by historical documentation or other firm evidence, and the association of a person with the place established clearly in a similar way.</p> <p>A building designed by a prominent architect may be eligible under this criterion if it expresses a particular phase of the individual's career or exhibits aspects reflecting a particular idea or theme of her/his craft. It is possible that several places may represent different aspects of the productive life of an important person. Similarly, several examples of a person's work may be considered because a different combination of criteria are satisfied.</p> <p>In general, the association between person and place needs to be of long duration, or needs to be particularly significant in the person's productive life.</p> <p>Places which contain fabric that is a direct result of the person's activity or activities, or where the place can be demonstrated to have influenced the person's life or works, are eligible, and such places are more eligible than places which lack such direct and personal associations.</p>	

BURRA CHARTER VALUES	PRACTICE NOTE CRITERIA	AHC CRITERIA INCLUSION GUIDELINES (slightly modified for local assessments)	SIGNIFICANCE THRESHOLDS
<p><b>Scientific Value:</b> Places where data clearly indicates its rarity, quality or representativeness.</p>	<p><b>Criterion F:</b> Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).</p>	<p><b>AHC F.1:</b> A place is eligible if it demonstrates clearly a particularly appropriate solution to a technical problem using or expanding upon established technology, or developing new technology, that solution being outstanding due to its conceptual strength. This might occur, for example, in the fields of engineering, architecture, industrial design, landscape design, etc.</p> <p>A place may be considered to be outstandingly creative if it results from the innovative departure from established norms in some field of design or the arts.</p> <p>To be eligible, a place must have a high degree of integrity so that it fully reflects the aesthetic or technical qualities for which it is nominated.</p>	
<p><b>Social Value:</b> Places that have a focus on spiritual, political, national or other cultural sentiment to a majority or minority group.</p>	<p><b>Criterion G:</b> 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 (social significance).</p>	<p><b>AHC G.1:</b> Places which are held in high esteem by the Shire or local community or a segment of it, that esteem being demonstrated and special. The value to the community must be beyond normal regard felt by a community for its familiar surroundings.</p> <p>It is necessary to demonstrate that the strong association between a community and place is of a social or cultural nature, and not simply a local assessment of some other value more correctly assessed against another criterion.</p>	

### Significance Thresholds

- Individual Significance (National, State or Local levels, or existing Regional level).
- Contributory Significance (contributes to the significance of the precinct).
- Conservation Desirable (historically and/or architecturally relates to the precinct but the place has been noticeably altered). These places should have no formal significance in the Planning Scheme but there are some redeeming qualities of historic and/or aesthetic interest.
- No Significance (does not contribute to the significance of the precinct by virtue of being an introduced building or a substantially altered building – see below for further details).

### Integrity Thresholds

#### Thresholds

- Predominantly Intact (either completely intact or a small number minor modifications noticeable).
- Moderately Intact (original character & appearance clearly discernible, but a number of minor modifications noticeable).
- Altered (original character & appearance discernible but alterations to some original fabric such as doors and window openings and verandah noticeable).

### Building Fabric

The integrity of places (when viewed from the public realm) may include to varying degrees the following such that the place is discernible to its creation date (or creation dates):

- Overall form & composition.
- Construction materials.
- Building details.
- Verandahs.
- Visible windows and doors.
- Front Fencing
- Outbuildings

The integrity of landscaped settings, spaces and views may also have been considered.

### Additions and Alterations

Places with additions may continue to have significance if:

- The additions have been identified as contributing to the significance of the building or place (the additions being significant).
- The additions and alterations have no significance but are recessive and minor in nature, and do not dominate over the building. There is considered to be sufficient retained fabric to meet the relevant significance threshold/s.

### Integrity Thresholds for Places in Precincts

The threshold for determining the significance of each place in the precincts has largely been dependent on the following, as determined by the History, Description and Statement of Significance for each precinct, and as documented on the datasheets for each place within the precincts. The thresholds are:

- Date range of area.
- Date range of streets in the area.

- Percentage contribution of buildings in the area.
- Integrity to the creation date of contributory buildings.
  - Predominantly Intact (either completely intact or some minor modifications noticeable).
  - Moderately Intact (original character & appearance clearly noticeable, even though there has some modifications).
  - Altered (original character & appearance partly discernible, but substantial changes made to the exterior).

#### Condition Thresholds

- Excellent Condition (no deterioration of fabric noticeable).
- Good Condition (minor deterioration of fabric noticeable).
- Fair Condition (deterioration of fabric noticeable).
- Poor Condition (deterioration of fabric very noticeable, with possible structural deterioration as well).

## 4.0 Observations

### 4.1 Proposed Newtown West Heritage Precinct – Am C300

The proposed Newtown West Heritage Precinct outlined in the Statement of Evidence by Louise Honman identified fewer dwellings of contributory significance on the north side of Nantes Street, and much of the north side of Upper Skene Street was excluded from the precinct. Three of the dwellings on the north side of Nantes Street identified in the Honman report have subsequently been demolished. The western end of Nantes Street (33-43 Nantes Street) is characterised by postwar era dwellings. The dwelling at 33 Nantes Street has been demolished and the dwelling at 41 Nantes Street has been noticeably altered. The dwellings of potential contributory significance on the north side of Upper Skene Street (west end) that were to be included in the heritage precinct were not identified in the 'City of Newtown Urban Conservation Study' (1991).

Aside from recent demolitions, the lower order integrity of the northern sides of Nantes and Upper Skene Streets is due to a number of other factors. Historically, much of the residential development in Nantes and Upper Skene Streets occurred on the south sides of these streets in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. This was mainly a consequence of subdivisions of historic estates. At least half of the northern side of Nantes Street remained vacant until after 1934, and the southern portion of the western end of Nantes Street was not developed until the 1950s. In Upper Skene Street, fewer dwellings had been constructed on the north side of the road before the mid 1930s, with large allotments of undeveloped land in the eastern, central and western parts at this time. In relation to character and individual integrity, some dwellings on the north side of Upper Skene Street (west end) have been compromised by introduced carports at the front.

### 4.2 Proposed Churchill Avenue Heritage Precinct – Am C300

Renamed the Newtown Housing Commission Estate, fewer dwellings have been identified as having contributory significance to the precinct than those identified in the Honman report, and there have been dwellings demolished since the completion of the 'City of Newtown Urban Conservation Study'. Within the precinct, 33 dwellings contribute to its historical, architectural and/or aesthetic heritage values. However, only 20 of the dwellings of contributory significance are predominantly intact. The

integrity of the precinct – as a purpose-built late interwar Garden City housing subdivision with an homogenous grouping of specifically-designed rudimentary brick dwellings – has been compromised by a number of changes (most in more recent times). The original street trees have been replaced with the existing trees. The re-subdivision of some properties following the demolition of seven pairs of original dwellings, notable alterations and additions to original properties (as viewed from the front), replacement of original windows with aluminium framed windows, and the replacement of original front fencing to the majority of the properties have undermined the integrity of the place. Unlike privately-owned residential precincts where evolution of change may contribute to the significance of the place (as a measure of historical, architectural and social development), underlying the historical and architectural importance of the Newtown Estate is its original, purposely designed layout, housing stock, fencing and landscaping. This area is therefore not considered to have sufficient integrity to warrant a heritage overlay.

## **5.0 Heritage Places**

### **5.1 Introduction**

The Project Program had anticipated the assessment of two heritage precinct (being a larger Newtown West Precinct and the Newtown Housing Commission Estate) and two individual heritage assessments. However, the fieldwork, historical research and comparative analyses resulted in the preparation of four heritage precincts and five individual assessments. Three heritage precincts have been considered to meet the relevant significance criteria and thresholds, as well as five individual properties.

### **5.2 Proposed Heritage Precincts**

The following is the list of the three heritage precincts (and the 103 places within the precincts – 75 of these places having heritage significance). These precincts are defined by a range of development eras and therefore diversity of house styles, construction, scales and settings.

#### **5.2.1 Newtown West**

The precinct comprises the area north of Aphrasia Street and south of Nantes Street between Shannon Avenue and Ruthven Street. It takes in the 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 precinct also includes Formosa Street. The places included in the precinct, and the respective significance of each of the places, are:

- 112 Aphrasia Street – Dwelling (contributory).
- 1/114 Aphrasia Street – Dwelling (contributory).
- 2/114 Aphrasia Street – Dwelling (not significant).
- 116 Aphrasia Street – Dwelling (contributory).
- 118 Aphrasia Street – Dwelling (contributory).
- 120 Aphrasia Street – Dwelling (contributory).
- 122 Aphrasia Street – Dwelling (conservation desirable).
- 124 Aphrasia Street – Dwelling (contributory).
- 126 Aphrasia Street – Dwelling (contributory).
- 128 Aphrasia Street – Dwelling (contributory).
- 130 Aphrasia Street – Dwelling (contributory).
- 132 Aphrasia Street – ‘Brooklyn’ (regional).
- 136 Aphrasia Street – Dwelling (not significant).
- 2 Nantes Street – Dwelling (contributory).
- 4 Nantes Street – Dwelling (contributory).

- 6 Nantes Street – Dwelling (conservation desirable).
- 8 Nantes Street – ‘Atholbrae’ (contributory).
- 12 Nantes Street – Dwelling (contributory).
- 14 Nantes Street – Dwelling (contributory).
- 16 Nantes Street – Dwelling (contributory).
- 18 Nantes Street – ‘Owaissa’ (contributory).
- 20 Nantes Street – ‘Chipstable’ (contributory).
- 22 Nantes Street – Dwelling (not significant).
- 24 Nantes Street – Dwelling (contributory).
- 26 Nantes Street – Dwelling (conservation desirable).
- 28 Nantes Street – ‘Bellendean’ (contributory).
- 30 Nantes Street – Dwelling (not significant).
- 32 Nantes Street – Dwelling (contributory).
- 1 Stephen Street – ‘Minnewanka’ (local).
- 2 Stephen Street – Dwelling (contributory).
- 3 Stephen Street – Dwelling (conservation desirable).
- 4 Stephen Street – Dwelling (conservation desirable).
- 5 Stephen Street – Dwelling (contributory).
- 5A Stephen Street – ‘Monaro’ (contributory).
- 6 Stephen Street – Dwelling (not significant).
- 7 Stephen Street – Vacant Land (not significant).
- 8 Stephen Street – Dwelling (contributory).
- 9 Stephen Street – Vacant Land (not significant).
- 10 Stephen Street – Dwelling (contributory).
- 11 Stephen Street – Dwelling (local).
- 12 Stephen Street – ‘Nerrina’ (contributory).
- 14 Stephen Street – ‘Devon’ (contributory).
- 15 Stephen Street – ‘Newtown Brae’ (regional).
- 16 Stephen Street – Dwelling (contributory).
- 17 Stephen Street – Dwelling (contributory).
- 18 Stephen Street – Dwelling (contributory).
- 19 Stephen Street – Dwelling (contributory).
- 20 Stephen Street – Dwelling (conservation desirable).
- 21 Stephen Street – Dwelling (contributory).
- 22 Stephen Street – Dwelling (contributory).
- 23 Stephen Street – Dwelling (not significant).
- 24 Stephen Street – ‘Longford’ (conservation desirable).
- 26 Stephen Street – ‘Hightrees’ (local).
- 28 Stephen Street – Dwelling (contributory).
- 30 Stephen Street – Dwelling (local).
- 32 Stephen Street – Dwelling (contributory).

### 5.2.2 Upper Skene Street Heritage Precinct

The precinct comprises the properties on the south side of Upper Skene Street (1-63 Upper Skene Street). The places included in the precinct, and the respective significance of each of the places, are:

- 1 Upper Skene Street – Dwelling (not significant).
- 3 Upper Skene Street – ‘Hirst’ (contributory).
- 5 Upper Skene Street – ‘Chetwynd’ (contributory).
- 7 Upper Skene Street – Dwelling (contributory).
- 9 Upper Skene Street – Dwelling (contributory).
- 11 Upper Skene Street – ‘Meran’ (contributory).
- 13 Upper Skene Street – ‘Aireys/Till-Amook’ (contributory).

- 15 Upper Skene Street – Dwelling (not significant).
- 17 Upper Skene Street – Dwelling (not significant).
- 19 Upper Skene Street – Dwelling (contributory).
- 21 Upper Skene Street – Dwelling (conservation desirable).
- 23 Upper Skene Street – Dwelling (contributory).
- 25 Upper Skene Street – Dwelling (contributory).
- 27 Upper Skene Street – Dwelling (contributory).
- 29 Upper Skene Street – Dwelling (not significant).
- 31 Upper Skene Street – Dwelling (contributory).
- 33 Upper Skene Street – Dwelling (not significant).
- 35 Upper Skene Street – Dwelling (conservation desirable).
- 37 Upper Skene Street – Dwelling (contributory).
- 39 Upper Skene Street – Dwelling (contributory).
- 41 Upper Skene Street – Dwelling (contributory).
- 43 Upper Skene Street – Vacant Land (not significant).
- 45 Upper Skene Street – ‘Mowbray’ (contributory).
- 47 Upper Skene Street – Dwelling (contributory).
- 1/49 Upper Skene Street – Dwelling (not significant).
- 2/49 Upper Skene Street – Dwelling (not significant).
- 3/49 Upper Skene Street – Dwelling (not significant).
- 51 Upper Skene Street – Dwelling (contributory).
- 53 Upper Skene Street – Dwelling (conservation desirable).
- 55 Upper Skene Street – Dwelling (contributory).
- 57 Upper Skene Street – ‘Baillieu’ (contributory).
- 59 Upper Skene Street – Dwelling (contributory).
- 61 Upper Skene Street – Dwelling (contributory).
- 63 Upper Skene Street – Dwelling (contributory).

### 5.2.3 West Melbourne Road Heritage Precinct

The precinct comprises 13 properties on the west side of Shannon Avenue from 293 to 319 Shannon Avenue. The places included in the precinct, and the respective significance of each of the places, are:

- 293 Shannon Avenue – Dwelling (contributory).
- 295 Shannon Avenue – Dwelling (contributory).
- 297 Shannon Avenue – Dwelling (contributory).
- 299 Shannon Avenue – Dwelling (contributory).
- 301 Shannon Avenue – Dwelling (contributory).
- 303 Shannon Avenue – ‘Comara’ (local).
- 305 Shannon Avenue – ‘Derrewit’ (contributory).
- 307 Shannon Avenue – ‘Banchory’ (contributory).
- 311 Shannon Avenue – ‘Retford House’ (regional).
- 313 Shannon Avenue – Dwelling (not significant).
- 315 Shannon Avenue – Dwelling (contributory).
- 317 Shannon Avenue – Dwelling (contributory).
- 319 Shannon Avenue – Dwelling (contributory).

### 5.3 Proposed Individual Heritage Places

The following is the list of places of potential local significance considered for inclusion as individual heritage overlays in the Greater Geelong Planning Scheme.

- 177 Aberdeen Street – Great Western Hotel.
- 15 Nantes Street – Dwelling.
- 31 Nantes Street – Dwelling.
- 321-323 Shannon Avenue –Semi-detached dwelling ('Rathcoursey' & 'Lauraville').

## 6.0 Recommendations

### 6.1 Consultation

Although the Newtown West Heritage Review has been informally exhibited and the views of submitters considered, it is recommended that affected owners and other stakeholders are given opportunity for further consultation as part of any planning scheme amendment to introduce the recommended heritage overlays.

### 6.2 Heritage Overlays

#### 6.2.1 Heritage Precincts

##### Proposed Precinct Heritage Overlays

It is recommended that the three heritage precincts (including the 103 places within the precincts) listed in Section 5 of this report are included as heritage overlays in the Schedule to the Heritage Overlay in the Greater Geelong Planning Scheme, through a planning scheme amendment.

##### Existing Individual Heritage Overlays in Proposed Precincts

For the two existing individual heritage overlays located in the proposed Newtown West Heritage Precinct - HO1242 (132 Aphrasia Street) and HO205 (15 Stephen Street), it is recommended that these individual heritage overlays are deleted from the Schedule to the Heritage Overlay and the properties included in the Newtown West Heritage Precinct Heritage Overlay. It is noted that 'Newtown Brae' at 15 Stephen Street (HO205) is listed with external paint controls applying and that Prohibited Uses May be Permitted. Similarly, external paint controls apply to 'Brooklyn' at 132 Aphrasia Street (HO1242). It is recommended that external paint controls apply to these properties as part of the proposed Newtown West Heritage Precinct. There appears to be no basis for Prohibited Uses being permitted for 'Newtown Brae' and so it is recommended that this column of the Schedule to the Heritage Overlay is altered from "yes" to "no" in the transfer of the property into the Newtown West Heritage Precinct Heritage Overlay.

For the existing individual heritage overlay located in the proposed West Melbourne Road Heritage Precinct – HO181 (311 Shannon Avenue) – it is also recommended that this individual heritage overlay is deleted from the Schedule to the Heritage Overlay and the property included in the West Melbourne Road Precinct Heritage Overlay. The existing external paint control applying under HO181 could be transferred to the proposed West Melbourne Road Precinct Heritage Overlay for the property at 311 Shannon Avenue. As the original/significant fence to the property has been removed, it is not recommended that column 6 of the Schedule to the Heritage Overlay (outbuildings or fences which are not exempt under Clause 43.01-3) include "yes" for the fence at 311 Shannon Avenue. There also appears to be no basis for the opportunity for Prohibited Uses to be considered and so it is recommended that this

control be altered from “yes” to “no” in the transfer of the property into the West Melbourne Road Precinct Heritage Overlay.

Although Practice Note: *Applying Heritage Overlay* (July 2015) advises on separate heritage overlays for individual places with differing controls to the heritage precinct it might also be located within, the individual places identified in this Review are key aesthetic and historic contributors to the heritage precinct, forming the basis for these individual places to be included in the precinct heritage overlay. This recommendation is consistent in part with the Panel Report for amendment C14 to the Buloke Planning Scheme. This Panel stated:

It has to be said that the approach proposed to be taken by the Council to the precinct Heritage Overlays and individual site Overlays is one which is encouraged by the practice note on Applying the Heritage Overlay and the structure of the Heritage Overlay provisions and Schedule. The practice note recommends that in heritage precincts if it is intended that a property is to have different controls from those generally applying in the precinct, it should be excluded from the precinct Overlay and given its own Heritage Overlay number. This allows the ‘special’ or additional controls in the Schedule to the Heritage Overlay at Clause 43.01 to be activated for that site alone.

Not only does the problem of ‘holes’ in precincts arise but this approach can also lead to confusion as to why a heritage site/building is excluded from a precinct Overlay: it is not immediately clear whether the individual listing is for the reason that additional controls are required, or is instead because this site or building of heritage significance has a basis of significance different from that of the surrounding precinct (which can be a basis for applying a separate Overlay).

The only alternative statutory arrangement that we can see might be made under the current structure of the Heritage Overlay is to apply the additional special controls to the precinct as a whole and then incorporate a document identifying the properties in the precinct where the additional controls do NOT apply.<sup>4</sup>

As the controls alternative to those to be applied to the heritage precincts are very limited, it is recommended that the spirit of the Buloke Panel Report is maintained but that the individual places for specific controls are listed under the heritage overlay for the precincts as follows:

#### **Newtown West Precinct**

##### **Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	Yes – ‘Brooklyn’, 132 Aphrasia Street and ‘Newtown Brae’, 15 Stephen Street only.
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	Yes - 112, 114 and 126 Aphrasia Street.
Prohibited Uses May be Permitted?	No
Incorporated Plan	No

#### **Upper Skene Street Precinct**

##### **Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	No
---------------------------------------	----

4 J. Moles & R. Tonkin, ‘Buloke Planning Scheme Amendment C14 Heritage Policies and Precincts: Interim Panel Report’, 19 July 2011, p.58.

Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No.
Fences &/or Outbuildings of Note?	No.
Prohibited Uses May be Permitted?	No
Incorporated Plan	No

### West Melbourne Road Precinct

#### Proposed Schedule to the Heritage Overlay

External Paint Controls Should Apply?	Yes – 303 & 311 Shannon Avenue.
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No.
Fences &/or Outbuildings of Note?	Yes – front fences at 303, 315 & 319 Shannon Avenue.
Prohibited Uses May be Permitted?	No
Incorporated Plan	No

### 6.2.2 Individual Heritage Overlays

It is recommended that the five places identified as having heritage significance listed in Appendix 7.04 of this report are included as four heritage overlays in the Schedule to the Heritage Overlay in the Greater Geelong Scheme, through a planning scheme amendment. The proposed controls in the schedule to the heritage overlay for each place is recommended as follows:

#### 177 Aberdeen Street: Great Western Hotel

##### Proposed Schedule to the Heritage Overlay

External Paint Controls Should Apply?	No
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	No
Prohibited Uses May be Permitted?	Yes
Incorporated Document	Yes – Permit Exemptions Recommended

#### 15 Nantes Street: Dwelling

##### Proposed Schedule to the Heritage Overlay

External Paint Controls Should Apply?	Yes (dwelling only)
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	No
Prohibited Uses May be Permitted?	No
Incorporated Document	No

**31 Nantes Street: Dwelling****Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	Yes (dwelling only)
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	Yes – garage fronting Ruthven Street
Prohibited Uses May be Permitted?	No
Incorporated Document	No

**321-323 Shannon Avenue: Semi-Detached Dwellings (Rathcoursey' & 'Lauraville')****Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	Yes (main front portions of dwelling visible from the public realm only)
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	Yes (front fence and gate to 321 Shannon Avenue)
Prohibited Uses May be Permitted?	No
Incorporated Document	No

**325 Shannon Avenue: Dwelling****Proposed Schedule to the Heritage Overlay**

External Paint Controls Should Apply?	Yes
Internal Alteration Controls Should Apply?	No
Tree Controls Should Apply?	No
Fences &/or Outbuildings of Note?	Yes (front fence)
Prohibited Uses May be Permitted?	No
Incorporated Document	No

**6.3 HERMES**

It is recommended that any changes resulting from consultations and a planning scheme amendment are reflected in HERMES.

If the Newtown Heritage Review proceeds to a planning scheme amendment and heritage overlays are introduced, it is recommended that the heritage status fields and heritage overlay numbers are updated and added to HERMES respectively by the City of Greater Geelong.

**6.4 Greater Geelong Planning Scheme****Clause 22: Local Heritage Policies**

It is 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.

## 6.5 Other Recommendations

### **Newtown Housing Commission Estate Precinct**

While it is recognised that no heritage overlay has been recommended for the Newtown Housing Commission Estate Precinct, it is suggested that other forms of interpreting the historical and architectural heritage interest of the site are explored. This could comprise (but not be limited to) the use of the documentation in this report as part of a small publication (either in print or online), the basis of an interactive website where former residents and others involved with the evolution and history of the Estate could give their experiences; or preparation of a broader Thematic History that explores all of the Housing Commission Estates in the Greater Geelong municipality.

## **7.0. Appendices**

### **7.01 Project Brief**

### **7.02 Australia ICOMOS Burra Charter**

### **7.03 VPP: Applying the Heritage Overlay**

### **7.04 Heritage Citations for Individual 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**

## **7.01 Project Brief**

## CONSULTANCY BRIEF

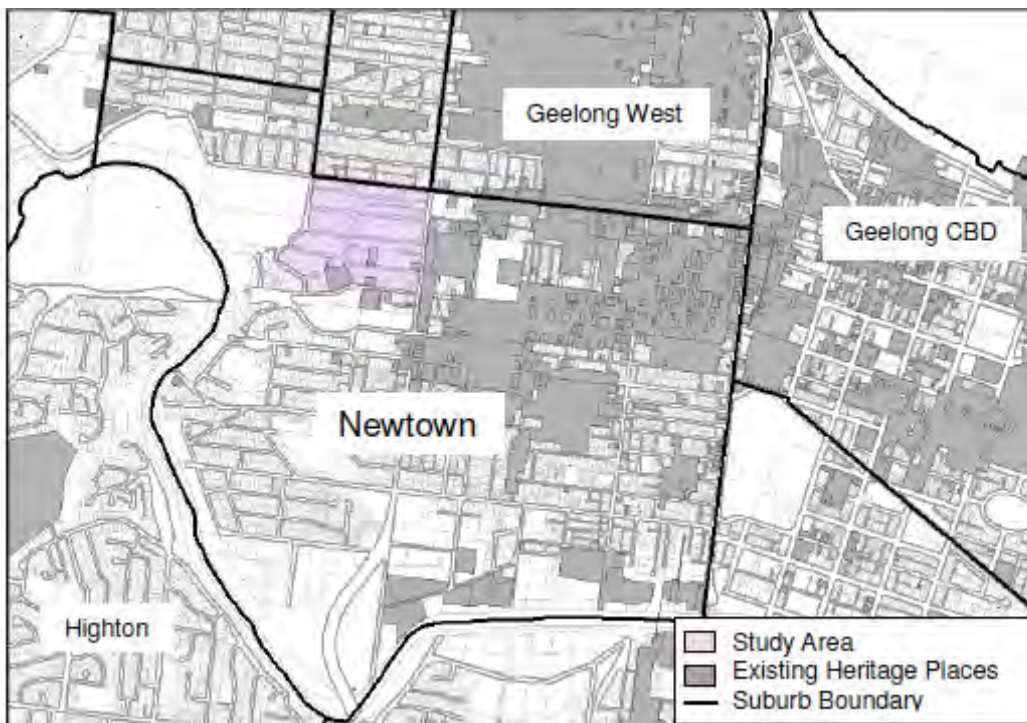
<b>Title of Project:</b>	Newtown West Heritage Study 2015
<b>Project Sponsor:</b>	Tim Hellsten
<b>Project Manager:</b>	Jani Chalmers
<b>Project Brief Author:</b>	Jani Chalmers

### Project Requirement

Prepare a heritage assessment; recommendations and planning implementation documentation for the Newtown West Study Area (see Appendix 1).

### Project Background

The suburb of Newtown is located south west of the Geelong CBD. It has been the subject of a number of heritage studies and subsequent heritage overlays over the years. See map below.



## **WEST NEWTOWN AREA**

As part of the implementation of the new Victorian residential zones in the Geelong municipality there was a broad public consultation phase.

As part of this process a consortium of residents in the area bounded by Aberdeen Street, Aphrasia Street, Melville Avenue, Queens Park Road and Shannon Avenue, known for the purpose of this Study as Newtown West (see Appendix 1 Study Area Map) engaged a qualified heritage architect to prepare a preliminary heritage assessment (*Preliminary heritage review Newtown- west of Shannon Avenue, Context, April 2014*) to determine if the area had heritage value that warrants a full heritage assessment and implementation of a heritage overlay.

The findings of the preliminary assessment were:

- That the area of Newtown - west of Shannon Avenue has sufficient heritage value to warrant a full assessment;
- There may be two heritage precincts worthy of inclusion in a heritage overlay;
- A full heritage assessment should be undertaken.

At a Council meeting on 8 April 2014 it was resolved:

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

Council has now committed to this assessment and requires a specialist consultant to carry out an assessment and make recommendations in relation to the heritage values within the study area.

### **Project deliverables**

The successful consultant will be suitably qualified (heritage architect or similar) and be able to:

- a) Determine the heritage significance of places identified in the study area based on current best practice (Burra Charter and its guidelines);
- b) Document and report on the findings;
- c) Recommend which places should be listed and included within a heritage overlay;
- d) Preparation of 'Statement of Significance' for the place(s) to be included in a planning scheme amendment and
- e) Map the extent of the heritage overlay over the heritage place(s).

The review should be prepared in accordance with The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) and its guidelines.

The consultant will be required to use the criteria in the Australian Historic Themes Framework developed by the Australian Heritage Commission. Although the Australian Heritage Commission's criteria are to be adopted, the thresholds applied in the assessment of significance may include State Significance and Local Significance. Definitions of the level of cultural heritage significance shall be included in the final review.

The project is expected to be completed within a reasonable time agreed by the consultant and Council.

### **Project Information**

Council will supply the following studies to the consultant(s):

- *Preliminary heritage review Newtown- west of Shannon Avenue, Context, April 2014)*
- *Newtown Heritage Study, Volumes 1-3, prepared by the City of Greater Geelong (2008).*

The following documents were not available electronically at the time of the brief but can be provided in the future.

- *City of Newtown Urban Conservation Study, Volume 2 prepared by Context Pty Ltd for the City of Newtown (1991).*
- *City of Newtown Urban Conservation Study, Volumes 5 (a) and 5 (b), prepared by Richard Peterson for the City of Greater Geelong (1997)*

### **Reference to other Registers and Heritage Studies**

Reference to registers, studies, reports and other materials held by organisations such as Heritage Victoria, National Trust of Australia (Victoria), Australian Heritage Commission, Land Conservation Council, City of Greater Geelong including the Greater Geelong Planning Scheme etc are to be assessed.

### **Project Communications / Consultation**

The project will be managed by a project manager from Planning Strategy who will be the primary contact for the consultant.

Initial contact for the purposes of responding to the project brief will be Jani Chalmers, Planning Strategy Unit - Phone: 03 52724167 Email: [jchalmers@geelongcity.vic.gov.au](mailto:jchalmers@geelongcity.vic.gov.au)

The consultant will be required to provide a weekly update on the progress of the project, and identify any delays or required information from Council.

## Response to Brief

The response to brief must include:

- Company details including legal name, trading name, address, ABN and contact details
- A description of the consultants skills, experience and resource capability (including identification of specific staff to be committed to project development and delivery) to produce the work within an agreed timetable;
- An understanding of the requirements of the brief;
- A discussion of the project deliverables and methodology as to how these will be achieved;
- A project budget (this must include a proposed payment schedule, based on stages of work/milestones, an hourly rate for should any additional work outside the project scope be undertaken).
- Timetable for the completion of the work with milestones.

A response to the brief must be received in writing (at the address below) by **5pm 30<sup>th</sup> October 2015**.

Jani Chalmers  
Planning Strategy  
City of Greater Geelong  
131 Myers Street,  
Geelong, AUSTRALIA 3220

[jchalmers@geelongcity.vic.gov.au](mailto:jchalmers@geelongcity.vic.gov.au)

### Appendix 1 – Study Area Newtown West



## **7.02 Australia ICOMOS Burra Charter**

# THE BURRA CHARTER

The Australia ICOMOS Charter for  
Places of Cultural Significance 2013



Australia ICOMOS Incorporated  
International Council on Monuments and Sites

## ICOMOS

ICOMOS (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965, with headquarters in Paris. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation. It is closely linked to UNESCO, particularly in its role under the World Heritage Convention 1972 as UNESCO's principal adviser on cultural matters related to World Heritage. The 11,000 members of ICOMOS include architects, town planners, demographers, archaeologists, geographers, historians, conservators, anthropologists, scientists, engineers and heritage administrators. Members in the 103 countries belonging to ICOMOS are formed into National Committees and participate in a range of conservation projects, research work, intercultural exchanges and cooperative activities. ICOMOS also has 27 International Scientific Committees that focus on particular aspects of the conservation field. ICOMOS members meet triennially in a General Assembly.

## Australia ICOMOS

The Australian National Committee of ICOMOS (Australia ICOMOS) was formed in 1976. It elects an Executive Committee of 15 members, which is responsible for carrying out national programs and participating in decisions of ICOMOS as an international organisation. It provides expert advice as required by ICOMOS, especially in its relationship with the World Heritage Committee. Australia ICOMOS acts as a national and international link between public authorities, institutions and individuals involved in the study and conservation of all places of cultural significance. Australia ICOMOS members participate in a range of conservation activities including site visits, training, conferences and meetings.

## Revision of the Burra Charter

The Burra Charter was first adopted in 1979 at the historic South Australian mining town of Burra. Minor revisions were made in 1981 and 1988, with more substantial changes in 1999.

Following a review this version was adopted by Australia ICOMOS in October 2013.

The review process included replacement of the 1988 Guidelines to the Burra Charter with Practice Notes which are available at: [australia.icomos.org](http://australia.icomos.org)

Australia ICOMOS documents are periodically reviewed and we welcome any comments.

## Citing the Burra Charter

The full reference is *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*. Initial textual references should be in the form of the *Australia ICOMOS Burra Charter, 2013* and later references in the short form (*Burra Charter*).

© Australia ICOMOS Incorporated 2013

The Burra Charter consists of the Preamble, Articles, Explanatory Notes and the flow chart.

This publication may be reproduced, but only in its entirety including the front cover and this page. Formatting must remain unaltered. Parts of the Burra Charter may be quoted with appropriate citing and acknowledgement.

Cover photograph by Ian Stapleton.

Australia ICOMOS Incorporated [ARBN 155 731 025]  
Secretariat: c/o Faculty of Arts  
Deakin University  
Burwood, VIC 3125  
Australia

<http://australia.icomos.org/>

ISBN 0 9578528 4 3

# The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance, 2013)

## Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, 26 November 1999 and 31 October 2013.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent.

The Charter consists of:

- Definitions Article 1
- Conservation Principles Articles 2–13
- Conservation Processes Articles 14–25
- Conservation Practices Articles 26–34
- The Burra Charter Process flow chart.

The key concepts are included in the Conservation Principles section and these are further developed in the Conservation Processes and Conservation Practice sections. The flow chart explains the Burra Charter Process (Article 6) and is an integral part of

the Charter. Explanatory Notes also form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained, in a series of Australia ICOMOS Practice Notes, in *The Illustrated Burra Charter*, and in other guiding documents available from the Australia ICOMOS web site: [australia.icomos.org](http://australia.icomos.org).

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, Indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the *Australian Natural Heritage Charter*, *Ask First: a guide to respecting Indigenous heritage places and values* and *Significance 2.0: a guide to assessing the significance of collections*.

National and international charters and other doctrine may be relevant. See [australia.icomos.org](http://australia.icomos.org).

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations in accordance with the principle of inter-generational equity.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

## Articles

### Article 1. Definitions

For the purposes of this Charter:

- 1.1 *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
- 1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
- Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, *records*, *related places* and *related objects*.
- Places may have a range of values for different individuals or groups.
- 1.3 *Fabric* means all the physical material of the *place* including elements, fixtures, contents and objects.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of a *place*, and its *setting*.
- Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.
- 1.6 *Preservation* means maintaining a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.
- 1.9 *Adaptation* means changing a *place* to suit the existing *use* or a proposed use.
- 1.10 *Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

## Explanatory Notes

Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.

The term cultural significance is synonymous with cultural heritage significance and cultural heritage value.

Cultural significance may change over time and with use.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Natural elements of a place may also constitute fabric. For example the rocks that signify a Dreaming place.

Fabric may define spaces and views and these may be part of the significance of the place.

See also Article 14.

Examples of protective care include:

- maintenance — regular inspection and cleaning of a place, e.g. mowing and pruning in a garden;
- repair involving restoration — returning dislodged or relocated fabric to its original location e.g. loose roof gutters on a building or displaced rocks in a stone bora ring;
- repair involving reconstruction — replacing decayed fabric with new fabric

It is recognised that all places and their elements change over time at varying rates.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfillment of traditional obligations. Exercising a right of access may be a use.

## Articles

- 1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.
- 1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.
- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.
- 1.15 *Associations* mean the connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

## Conservation Principles

### Article 2. Conservation and management

- 2.1 *Places of cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places of cultural significance*.
- 2.4 *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

### Article 3. Cautious approach

- 3.1 *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

### Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

## Explanatory Notes

Setting may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.

Objects at a place are encompassed by the definition of place, and may or may not contribute to its cultural significance.

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible dimensions such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

## Articles

4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

## Article 5. Values

5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

## Article 6. Burra Charter Process

6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.

6.2 Policy for managing a *place* must be based on an understanding of its *cultural significance*.

6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

6.4 In developing an effective policy, different ways to retain *cultural significance* and address other factors may need to be explored.

6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.

## Article 7. Use

7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.

7.2 A *place* should have a *compatible use*.

## Explanatory Notes

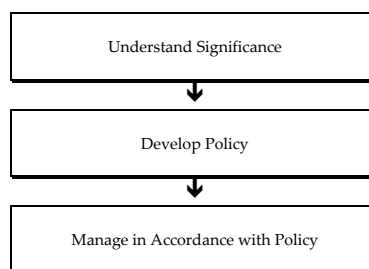
The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biodiversity and geodiversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.

In some cultures, natural and cultural values are indivisible.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter Process, or sequence of investigations, decisions and actions, is illustrated below and in more detail in the accompanying flow chart which forms part of the Charter.



Options considered may include a range of uses and changes (e.g. adaptation) to a place.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of activities and practices which contribute to the cultural significance of the place.

## Articles

### Article 8. Setting

*Conservation* requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

### Article 9. Location

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other elements of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

### Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

### Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

### Article 12. Participation

*Conservation*, *interpretation* and management of a *place* should provide for the participation of people for whom the place has significant *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

### Article 13. Co-existence of cultural values

Co-existence of cultural values should always be recognised, respected and encouraged. This is especially important in cases where they conflict.

## Explanatory Notes

Setting is explained in Article 1.12.

For example, the repatriation (returning) of an object or element to a place may be important to Indigenous cultures, and may be essential to the retention of its cultural significance.

Article 28 covers the circumstances where significant fabric might be disturbed, for example, during archaeological excavation.

Article 33 deals with significant fabric that has been removed from a place.

For some places, conflicting cultural values may affect policy development and management decisions. In Article 13, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

## Conservation Processes

### Article 14. Conservation processes

*Conservation* may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that *related places* and *related objects* make to the *cultural significance* of a *place*.

### Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

### Article 16. Maintenance

*Maintenance* is fundamental to *conservation*. Maintenance should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

### Article 17. Preservation

*Preservation* is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Conservation normally seeks to slow deterioration unless the significance of the place dictates otherwise. There may be circumstances where no action is required to achieve conservation.

When change is being considered, including for a temporary use, a range of options should be explored to seek the option which minimises any reduction to its cultural significance.

It may be appropriate to change a place where this reflects a change in cultural meanings or practices at the place, but the significance of the place should always be respected.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

Maintaining a place may be important to the fulfilment of traditional laws and customs in some Indigenous communities and other cultural groups.

Preservation protects fabric without obscuring evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered; or
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

## Articles

### Article 18. Restoration and reconstruction

*Restoration and reconstruction* should reveal culturally significant aspects of the *place*.

### Article 19. Restoration

*Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

### Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In some cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

### Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

21.2 *Adaptation* should involve minimal change to significant *fabric*, achieved only after considering alternatives.

### Article 22. New work

22.1 New work such as additions or other changes to the *place* may be acceptable where it respects and does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the *cultural significance* of the *place*.

### Article 23. Retaining or reintroducing use

Retaining, modifying or reintroducing a significant *use* may be appropriate and preferred forms of *conservation*.

### Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

## Explanatory Notes

Places with social or spiritual value may warrant reconstruction, even though very little may remain (e.g. only building footings or tree stumps following fire, flood or storm). The requirement for sufficient evidence to reproduce an earlier state still applies.

Adaptation may involve additions to the place, the introduction of new services, or a new use, or changes to safeguard the place. Adaptation of a place for a new use is often referred to as 'adaptive re-use' and should be consistent with Article 7.2.

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.

New work should be consistent with Articles 3, 5, 8, 15, 21 and 22.1.

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use, activity or practice may involve substantial new work.

For many places associations will be linked to aspects of use, including activities and practices.

Some associations and meanings may not be apparent and will require research.

## Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and engagement, and be culturally appropriate.

## Conservation Practice

## Article 26. Applying the Burra Charter Process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

26.3 Groups and individuals with *associations* with the *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in identifying and understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

26.4 Statements of *cultural significance* and policy for the *place* should be periodically reviewed, and actions and their consequences monitored to ensure continuing appropriateness and effectiveness.

## Article 27. Managing change

27.1 The impact of proposed changes, including incremental changes, on the *cultural significance* of a *place* should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.

27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before and after any changes are made to the *place*.

## Article 28. Disturbance of fabric

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

In some circumstances any form of interpretation may be culturally inappropriate.

The results of studies should be kept up to date, regularly reviewed and revised as necessary.

Policy should address all relevant issues, e.g. use, interpretation, management and change.

A management plan is a useful document for recording the Burra Charter Process, i.e. the steps in planning for and managing a place of cultural significance (Article 6.1 and flow chart). Such plans are often called conservation management plans and sometimes have other names.

The management plan may deal with other matters related to the management of the place.

Monitor actions taken in case there are also unintended consequences.

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

#### Article 29. Responsibility

The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.

#### Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

#### Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a *place*. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

New decisions should respect and have minimal impact on the cultural significance of the place.

#### Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

#### Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

#### Article 34. Resources

Adequate resources should be provided for *conservation*.

The best conservation often involves the least work and can be inexpensive.

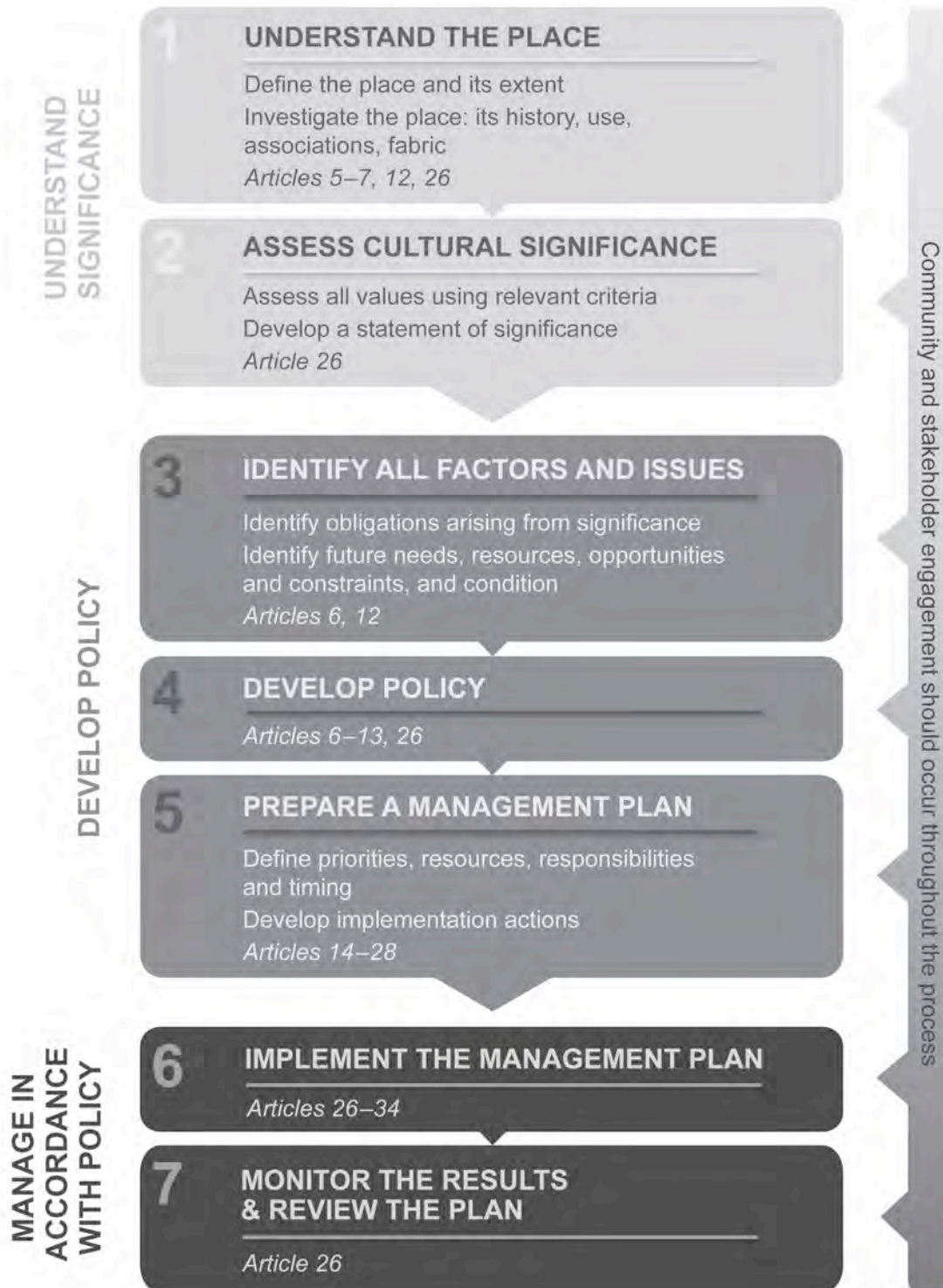
*Words in italics are defined in Article 1.*

# The Burra Charter Process

Steps in planning for and managing a place of cultural significance

The Burra Charter should be read as a whole.

Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.



### **7.03 VPP: Applying the Heritage Overlay**

# Applying the Heritage Overlay

Planning Practice Note | 1

JULY 2015

This practice note provides guidance about the use of the Heritage Overlay.

## What places should be included in the Heritage Overlay?

- Any place that has been listed on the Australian Heritage Council's now closed *Register of the National Estate*.
- Any place that has been referred by the Heritage Council for consideration for an amendment to the planning scheme.
- Places listed on the *National Trust Register* of the National Trust of Australia (Victoria), provided the significance of the place can be shown to justify the application of the overlay.
- Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

Places listed on the former *Register of the National Estate* or on the *National Trust Register* of the National Trust of Australia (Victoria) do not have statutory protection unless they are protected in the planning scheme.

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.

## What are recognised heritage criteria?

The following recognised heritage criteria shall be used for the assessment of the heritage values of the heritage place. These model criteria have been broadly adopted by heritage jurisdictions across Australia and should be used for all new heritage assessment work.

**Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance).

**Criterion B:** Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

**Criterion C:** Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

**Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

**Criterion E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

**Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

**Criterion 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 (social significance).

**Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

The adoption of the above criteria does not diminish heritage assessment work undertaken before 2012 using older versions of criteria.

The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality. Letter gradings (for example, "A", "B", "C") should not be used.

In order to apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay. Places identified to be of potential state significance should undergo limited analysis on a broader (statewide) comparative basis.

## Places of significance for historical or social reasons

Planning is about managing the environment and changes to it. An appropriate test for a potential heritage place to pass in order to apply the Heritage Overlay is that it has 'something' to be managed. This 'something' is usually tangible but it may, for example, be an absence of built form or the presence of some other special characteristic. If such things are present, there will be something to manage and the Heritage Overlay may be applied.

If not, a commemorative plaque is an appropriate way of signifying the importance of the place to the local community.

## Group, thematic and serial listings

Places that share a common history and/or significance but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.

This approach has been taken to the listing of Chicory Kilns on Phillip Island in the Bass Coast Planning Scheme. The kilns are dispersed across the island but share a common significance. Group listing of the kilns also draws attention to the fact that the kilns are not just important on an individual basis, but are collectively significant as a group.

The group approach has also been used for the former Rosella Factory Complex in the Yarra Planning Scheme. This important factory complex had become fragmented through replacement development making it hard to justify a precinct listing. The group listing, with a single Heritage Overlay number, has meant that the extent and significance of the complex can still be appreciated.

## Writing statements of significance

For every heritage place (that is, a precinct or individual place) a statement of significance should be prepared using the three-part format of 'What is significant?'; 'How is it significant?' and 'Why is it significant?'

**What is significant?**- This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.

**How is it significant?**- A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its representativeness, its

aesthetic significance, its technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.

**Why is it significant?**- This should elaborate on the criteria that makes the place significant.

A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph may include the threshold for which the place is considered important.

## Saving and displaying statements of significance

All statements of significance should be securely stored in the HERMES heritage database.

Where a planning scheme amendment has resulted in the addition of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, heritage study documentation and statements of significance) should be entered into the department's HERMES heritage database.

Where a place (either a precinct or individual place) is included in the Heritage Overlay, the statement of significance for that place should be publicly viewable through the department's Victorian Heritage Database.

## Additional resources may be required

When introducing the Heritage Overlay, a council should consider the resources required to administer the heritage controls and to provide assistance and advice to affected property owners. This might include providing community access to a heritage adviser or other technical or financial assistance.

## Drafting the Heritage Overlay schedule

### What is a heritage place?

A heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and

its associated land. It cannot include movable or portable objects such as machinery within a factory or furniture within a house.

### What is the planning scheme map reference number?

In column one of the schedule, the Planning Scheme Map Reference prefix should read HO1, HO2, HO3 and so on. Each heritage place in the schedule will have its own identifying number. The planning scheme maps should also record these numbers as a cross reference between the maps and the schedule.

### Street numbers and location descriptions

Street numbers and locality addresses should be included for properties wherever possible. Where a street address is not available, plan of subdivision details (for example, Lot 1 of PS12345) should be used. Avoid using Crown Allotment details, Certificate of Title details or obscure location descriptions if possible.

### How should the Heritage Overlay schedule be arranged?

There are two preferred options for arranging the schedule. Heritage places may be grouped according to their suburb, town or location and then arranged alphabetically by street address within each grouping. Alternatively, all places may be listed alphabetically by their street address irrespective of their location. Use the method which most assists users of the planning scheme to find the relevant property by a simple search through the schedule.

### Applying external painting controls

External painting controls over particular heritage places can be applied in the schedule by including a 'yes' in the External Paint Controls Apply? column.

### Applying internal alterations controls

Internal alteration controls over specified buildings can be applied in the schedule by including a 'yes' in the Internal Alteration Controls Apply? column. This provision should be applied sparingly and on a selective basis to special interiors of high significance. The statement of significance for the heritage place should explain what is significant about the interior and why it is important.

## Applying tree controls

The schedule can apply tree controls over heritage places. The tree controls could apply to the whole of a heritage place (for example, over a house site or an area) or a tree or group of trees could be specifically nominated as the heritage place.

Tree controls are applied by including a 'yes' in the Tree Controls Apply? column. Tree controls should only be applied where there has been a proper assessment. The statement of significance for the heritage place should identify the particular trees that are significant (under "What is significant?") and why the tree or trees are important.

If only one, or a few trees within a large property are considered to be significant, the 'Tree Controls Apply' column can be qualified with the relevant details. This would then mean that a planning permit would only be required to remove, destroy or lop the trees that were specifically identified in the column.

This control is designed to protect trees that are of intrinsic significance (such as trees that are included on the National Trust Register or trees that contribute to the significance of a heritage place (for example, trees that contribute to the significance of a garden or area). The control is not meant to protect trees for their amenity value. See *Planning Practice Note 7 – Vegetation Protection in Urban Areas* for alternative methods of vegetation protection.

## Outbuildings and fences

While a planning permit is required to demolish an existing outbuilding or fence on land subject to the Heritage Overlay, it is possible to exempt such planning permit applications from the notice and review requirements of the *Planning and Environment Act 1987*. This is achieved by including the word 'no' in the column headed 'Outbuildings or fences which are not exempt under Clause 43.01-3?'.

If the word 'yes' appears in this column then the notice and review requirements of the *Planning and Environment Act 1987* will potentially apply to a planning permit application to demolish or remove an outbuilding or fence.

It is helpful to landowners and users of the planning scheme if the column in the schedule identifies the particular outbuildings and/or fences that are considered to be significant. The statement of significance for the heritage place should also

identify the particular outbuildings and/or fences that are significant (under "What is significant?") and why they are important.

## How should places in the Victorian Heritage Register be treated in the schedule and map?

Section 48 of the *Heritage Act 1995* requires that the Minister for Planning must 'prepare and approve an amendment to any planning scheme applying to a place which is included in the Heritage Register to identify the inclusion of that place in the Heritage Register'. This is intended as an alert to planning scheme users of restrictions that might apply to land under the Heritage Act.

Planning authorities should not amend the schedule or maps as they relate to places in the Victorian Heritage Register and certainly not without the prior approval of Heritage Victoria. This is to ensure that planning schemes accurately reflect the Heritage Register as required by the Heritage Act.

Under Clause 43.01-2, places on the Victorian Heritage Register are subject to the requirements of the *Heritage Act 1995* and not the planning provisions of the Heritage Overlay. Where Places included in the Victorian Heritage Register are listed in the schedule, a dash should be recorded in columns three (external paint controls), four (internal alteration controls), five (tree controls) and six (outbuildings and fences) to avoid any possible confusion as to whether planning provisions apply to these properties. In column seven ('Included on the Victorian Heritage Register ...') the reference number of the property on the Victorian Heritage Register should be included as an aid to users of the planning scheme.

## Allowing a prohibited use of a heritage place

It is possible to make a prohibited use permissible at specific places by including a 'yes' in the Prohibited uses may be permitted? column.

This provision should not be applied to significant areas because it might result in the *de facto* rezoning of a large area. The provision should only be applied to specific places. For example, the provision might be used for a redundant church, warehouse or other large building complex where it is considered that the normally available range of permissible uses is

insufficient to provide for the future conservation of the building. Currently this provision applies in the metropolitan area of Melbourne to places that are included on the *Victorian Heritage Register*.

## Aboriginal heritage places

Scarred trees, stone arrangements and other places significant for their Aboriginal associations can be identified by including a 'yes' in the Aboriginal Heritage Place? column. As with any place listed in the Schedule to the Heritage Overlay, supporting justification is expected to apply this provision.

The standard permit requirements of Clause 43.01-1 of the Heritage Overlay apply to Aboriginal heritage places included in the schedule. Clause 43.01-6 reminds a responsible authority that the requirements of the *Aboriginal Heritage Act 2006* apply to these places.

## How are heritage precincts and areas treated?

Significant precincts and areas should be identified in the schedule as well as being mapped.

## How are individual buildings, trees or properties of significance located within significant areas treated?

The provisions applying to individual buildings and structures are the same as the provisions applying to areas, so there is no need to separately schedule and map a significant building, feature or property located within a significant area.

The only instance where an individual property within a significant area should be scheduled and mapped is where it is proposed that a different requirement should apply. For example, external painting controls may be justified for an individual building of significance but not over the heritage precinct surrounding the building.

Alternatively, tree controls may be justified for a specific tree or property within a significant precinct but not over the whole precinct. In such situations the individual property or tree should be both scheduled and mapped.

Significant buildings or structures within a significant precinct can be identified through a local planning policy.

## Curtilages and Heritage Overlay polygons

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority. Examples of situations where a reduction in the curtilage and polygon may be appropriate include:

- A homestead on a large farm or pastoral property where it is only the house and/or outbuildings that is important. In most cases with large rural properties, the inclusion of large areas of surrounding farmland are unlikely to have any positive heritage benefits or outcomes.
- A significant tree on an otherwise unimportant property.
- A horse trough, fountain or monument in a road reservation.
- A grandstand or shelter in a large but otherwise unimportant public park.

Suggested steps in establishing a curtilage and polygon include:

1. Review the heritage study documentation and ask the question 'What is significant?'. The polygon should capture those elements of the place that are significant. If there are multiple elements that are widely dispersed on the property, one option may be to have multiple polygons which share the same Heritage Overlay number.

2. In addition to capturing the elements that are significant, it is almost always necessary to include some surrounding land (a “curtilage”) in order to:
  - retain the setting or context of the significant building, structure, tree or feature
  - regulate development (including subdivision) in close proximity to the significant building, tree or feature.
3. Where possible, uncomplicated and easily recognised boundaries (such as a fence line) leave little room for potential dispute in terms of the land affected by any future Overlay.
4. Use aerial photos where they exist to assist in identifying a reduced curtilage.
5. Where access is possible, ‘ground truthing’ may be of assistance.
6. Explain the basis for the reduced curtilage polygon in the heritage study documentation.
7. Where questions might arise in the future as to the extent of the polygon shown on the planning scheme map, use the entry in the Schedule to the Heritage Overlay (i.e. column two) to specify the area covered by the polygon. For example:

*“The heritage place is the Moreton Bay Fig Tree and land beneath and beyond the canopy of the tree and extending for a distance of five metres from the canopy edge.”*

## Mapping heritage places

All heritage places must be both scheduled and mapped.

In each case, care should be taken to ensure that there is an accurate correlation between the Heritage Overlay schedule and the Heritage Overlay map.

The need for care is exemplified by the fact that the Heritage Overlay map will be the determining factor in any dispute as to whether a control applies (for example, in cases where there is conflict between the Heritage Overlay map and the property description or address in the Heritage Overlay schedule).

Councils are encouraged to review their planning schemes to ensure that all heritage places are correctly mapped and that there are no discrepancies between how places are identified in the Heritage Overlay schedule and Heritage Overlay maps.

© The State of Victoria Department of Environment, Land, Water and Planning 2015



This work is licensed under a Creative Commons Attribution 4.0 International licence. You are free to re-use the work under that licence, on the condition that you credit the State of Victoria as author. The licence does not apply to any images, photographs or branding, including the Victorian Coat of Arms, the Victorian Government logo and the Department of Environment, Land, Water and Planning (DELWP) logo. To view a copy of this licence, visit <http://creativecommons.org/licenses/by/4.0/>

ISBN 978-1-921940-58-3 (pdf)

### Disclaimer

This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

## Accessibility

If you would like to receive this publication in an alternative format, please telephone DELWP Customer Service Centre 136 186, email [customer.service@delwp.vic.gov.au](mailto:customer.service@delwp.vic.gov.au), via the National Relay Service on 133 677 [www.relayservice.com.au](http://www.relayservice.com.au). This document is also available in accessible Word format at [www.delwp.vic.gov.au/planning](http://www.delwp.vic.gov.au/planning)

## Schedule to the Heritage Overlay

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are Not exempt under Clause 43.01-3?	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1	House 1 Albert Street, Belmont	Yes	No	No	No	No	No		No
HO2	Athol House 57 Albert Street, Belmont	-	-	-	-	-	Yes		No
HO3	Jones Foundry 4 William Street, Breakwater		Yes	No	No	No	No		No
HO4	Moreton Bay Fig Tree 26 Bryant Street, Ceres The heritage place is the Moreton Bay Fig Tree and land beneath the canopy edge of the tree for a distance of five metres from the canopy edge.	No	No	Yes	No	No	No		No
HO5	House 13 Albert Street, Geelong	Yes	No	No	Yes	No	No		No
HO6	Bay Villa 122 Middle Street, Geelong	Yes	Yes	No	No	No	No		No
HO7	Barwon River Bridge Station Street, Geelong	-	-	-	-	Yes Ref No H789	No		No
HO8	William Street Precinct William Street, Geelong	Yes	No	No	No	No	No		No
HO9	Mount Rothwell Stone Arrangement Mount Rothwell Station Little River-Ripley, Little River	No	No	No	No	No	No		Yes

#### **7.04 Heritage Citations for Individual 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 West Heritage Review 2015-16****PLACE NAME:** Great Western Hotel

Place No. NW01

**ADDRESS:** 177 Aberdeen Street, Newtown

Assessment Date: Apr 16, Updated Oct 16

**Historic Themes:****Theme 3.1:** Establishing Pathways**Theme 5.6:** Entertaining & Socialising**Theme 6.3:** Shaping the Suburbs**Condition:** Good**Integrity:** Moderate**Photograph Date:** 24 November 2015**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **No**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **Yes**Incorporated Document **Yes – Permit Exemptions Recommended (see below)****Other Recommendations**

The significance of the Great Western Hotel relies on the retention of the two storey portion only. Opportunities are available to remove (and replace) the single storey additions on the west and south sides. It is recommended that an Incorporated Plan is prepared to provide permit exemptions for alterations and additions to the non-significant additions proposed under the heritage overlay.

**STATEMENT OF SIGNIFICANCE:****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

## Newtown West Heritage Review 2015-16

**PLACE NAME:** Great Western Hotel

Place No. NW01

**ADDRESS:** 177 Aberdeen Street, Newtown

Assessment Date: Apr 16, Updated Oct 16

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 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 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 s 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.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the portion of the site at 177 Aberdeen Street containing the two storey hotel building, extending beyond the Title boundaries to the roadside kerbs, as shown on the following map:



Source of base Map: NearMap, 29 October 2015.

**DESCRIPTION:**

The Great Western Hotel, 177 Aberdeen Street, Newtown, is situated on a contextually large site with frontages to Aberdeen Street and Shannon Avenue. The hotel building is situated in the north-east corner, with a large asphalt car park at the rear (west) and side (south).

The two storey, painted brick, interwar hotel building has an original U-planned layout. It is characterised by a principal hipped roof form on a north-south axis with minor hipped wings projecting at the rear. These roofs are clad in terra cotta tiles. There are three original face brick chimneys having soldier-coursed tops and projecting concrete cappings.

The building has a symmetrical composition 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. There are original timber framed double hung windows between the pilasters. The wider central parapeted bay on the main (east) elevation is situated above the original main entrance and has an original bank of three timber framed double hung windows with geometric leadlighting. The parapet features early signage lettering. On the ground floor, the original entrance opening is discernible but the original doors have been replaced with a window and brick surrounds although original brick, vestigial columns in antis survive. Between the parapeted bays the main hipped roof projects to form modest eaves overhangs, with three bays of single, timber framed double hung first floor windows below. The ground and first floors are separated by a projecting moulded stringcourse. The ground floor facades have glazed tiled dados with introduced overpainting, and bays of original timber framed windows (arranged off-centre to the first floor windows). The windows at the south end of the east façade are early and double hung, the remainder having upper hopper sashes with some having been altered and/or replaced. There is an early single door opening on the east façade, with another single door opening on the north elevation. This opening appears to have been introduced (as an extension of an original window opening), with two of the ground floor windows on the north façade possibly originally being door openings (as shown in the physical evidence below the windows). The metal letter signage and projecting internally illuminated signage on the first floor facades have been introduced. Overall, the building forms a landmark in this part of Newtown. It is an austere but robust example of interwar hotel design for the period, given the balanced facades, parapeted bays and simple detailing.

To the west and south of the main hotel building are single storey additions. Although these additions are noticeable, the main two storey building is the dominant feature.

Overall, the Great Western Hotel appears to be in good condition when viewed from the street. It has moderate integrity. While the hotel has experienced alterations and additions (mostly notably in the overpainting of the original face brickwork and tiled dado, and the single storey additions on the west and south sides), the original interwar design qualities are clearly discernible.



Photo 2: Front (east) elevation, 177 Aberdeen Street, 2015.



Photo 3: Rear (west) elevation, 177 Aberdeen Street, 2015, showing the main two storey hotel projecting above the flat-roofed single storey additions.

**HISTORY:**

**Early Land Sales**

In 1847, ten years after the founding of Geelong,<sup>1</sup> 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.<sup>2</sup>

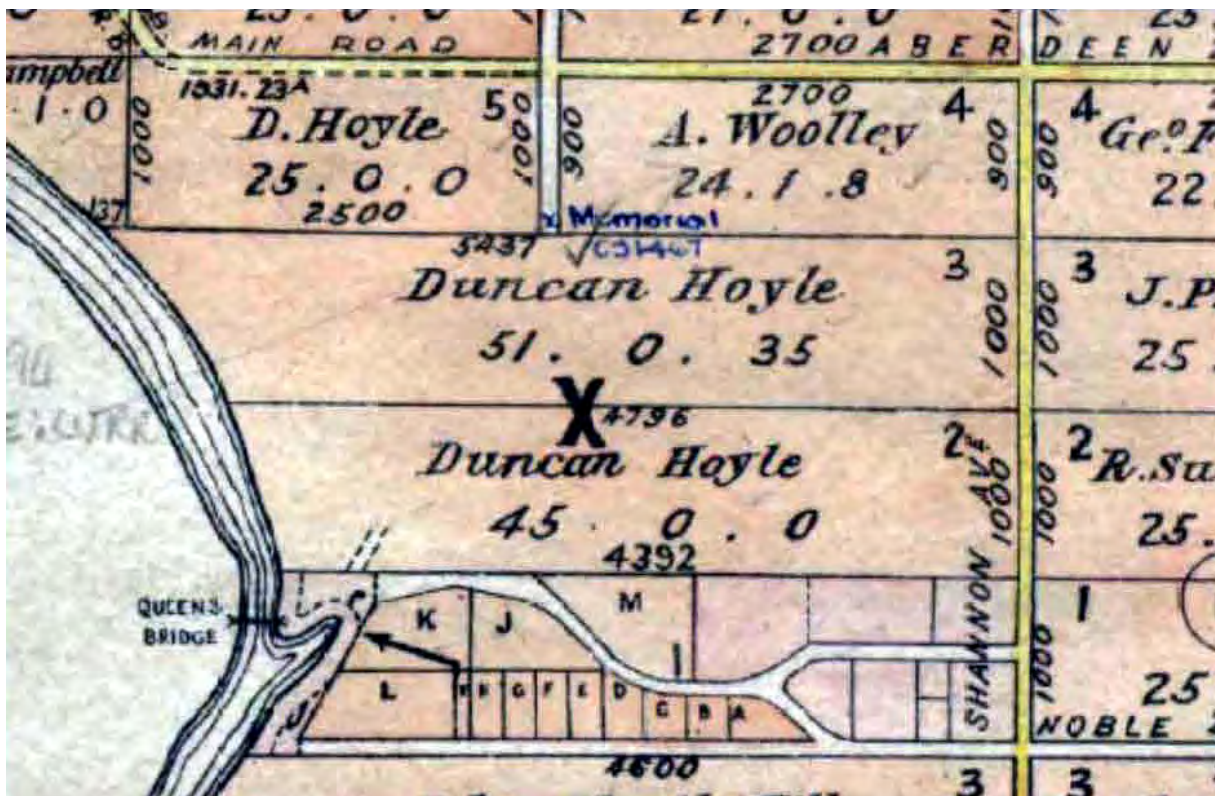


Figure 1: Portion of the Moorpanyal Parish Plan showing Crown allotments 2 & 3 of Section 10 first owned by Duncan Hoyle. Source: VPRS 16171, Public Record Office Victoria.

1 For details on the founding of Geelong, see W.R. Brownhill & I. Wynd, *The History of Geelong and Corio Bay, with postscript 1995-1990*, The Geelong Advertiser, Geelong, 1990.

2 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 at <http://www.parliament.vic.gov.au/re-member/details/840-woolley-alfred>



and then the Great Western Hotel. Corbett was successful in obtaining a publican's license on 1 December 1854.<sup>12</sup> It was also at this time when he obtained a mortgage of £600 from Robert Anderson, gentleman of Geelong.<sup>13</sup>

The design of the Great Western Hotel was typical for hotel building in mid 19<sup>th</sup> century Geelong. Partly shown in a photograph in the 1920s (Figure 3), the austere Victorian styled stone building featured parapeted facades with a splayed corner marking the principal entry. There were regular bays of ground and first floor double hung windows, with decorative effect confined to stringcoursing and quoinwork.



**Figure 3:** Great Western Hotel, 1922.

Source: Ian Wynd Collection, no. 1171-4, 38/2/6.

The first owner and publican of the Great Western Hotel, Charles Corbett, was born in c.1819, presumably in Scotland, and arrived in Geelong in January 1849.<sup>14</sup> A builder and stonemason resident in Coronation Street, Little Scotland (Geelong West), he established an architectural drawing academy in 1850, reporting his new venture in the *Geelong Advertiser and Intelligencer*:

**CHARLES CORBETT**

Intimates to his friends and the public that he will form an evening class, on Monday, the 15<sup>th</sup> July, for the purpose of teaching the following branches, namely – Architectural Drawing, the Measurement of Artificer's Works in three various branches, Practical Mathematics, Land Surveying, and Geometry.<sup>15</sup>

During the early 1850s, Corbett operated his own building business.<sup>16</sup> He had relocated to a property in Hope Street, Geelong West by 1854.<sup>17</sup>

In 1855, Corbett purchased the vacant land immediately adjoining the west side of the hotel from John Raven and Thomas Cosby Riddle.<sup>18</sup> The land measured 137 feet by 76 feet. It was also in September of that year when he applied for a transfer of the hotel license to John Richardson, which

<sup>12</sup> *Ibid.*, 1 December 1854.

<sup>13</sup> Land Application 47577, op.cit.

<sup>14</sup> Victorian Births, Deaths & Marriages Indexes online, Department of Justice, *The Argus*, 9 January 1849 & Assisted Immigrants Index, PROV.

<sup>15</sup> *Geelong Advertiser & Intelligencer*, 6 July 1850, p.1.

<sup>16</sup> He advertised as a builder in the *Geelong Advertiser & Intelligencer*, 11 April 1854.

<sup>17</sup> *Ibid.*, 10 November 1854.

<sup>18</sup> Land Application 47577, op.cit.

---

was subsequently granted.<sup>19</sup> Corbett had been lured to the Steiglitz goldfields where he opened a store. In March 1856, he advertised the lease of the hotel:

TO LET. – All that valuable Hotel, situated at the corner of Aberdeen-street and a Government Road, and known as the Great Western Hotel, doing the most lucrative business of any house in the suburbs. For full particulars apply to E. Smith, Commission Agent, 20, Ryrie-street; or to Mr C. Corbett, storekeeper, Steiglitz.”<sup>20</sup>

Corbett’s anticipated lease of the Great Western Hotel resulted in a legal dispute in April 1856 with the then publican, John Richardson, for the hotel license.<sup>21</sup> Richardson was successful in retaining the lease, which he held for the ensuing years.

### **Subsequent Owners and Publicans**

#### **Owners**

Corbett’s lack of success in obtaining the lease to his hotel resulted in him conveying the equity of redemption of his hotel property to Benjamin Holdsworth and Ezra Firth, contractors.<sup>22</sup> Corbett also became insolvent in 1857 (when his occupation was again given as a builder of Geelong), having borrowed £100 from Holdsworth and Firth in late 1856.<sup>23</sup> His vacant land next to the Great Western Hotel then formed part of Holdsworth’s and Firth’s landholdings.<sup>24</sup>

In early April 1861, Holdsworth and Firth sought to sell the hotel. An advertisement was carried in the *Geelong Advertiser* by Wood and Rix:

The “Great Western” Hotel, situate on the main road to Fyansford and the Diggings, one of the best roadside hotels in the colony.<sup>25</sup>

It seems that Holdsworth and Firth had little success with the sale of the property and in early 1864 Robert Anderson, the mortgagor, became the absolute owner.<sup>26</sup> He retained ownership until his death in 1874 when the *Geelong Advertiser* described him as ‘a very old colonist, and one of the oldest residents of this town.’<sup>27</sup> The Great Western Hotel was listed as part of Anderson’s Probate:

The Western Hotel corner of Aberdeen Street and West Melbourne Road New Town Geelong with stabling outbuildings and yard on part of Allotment 4 of Section 10 Parish of Moorpanyal 176 feet by 137 feet.<sup>28</sup>

Ownership was retained as part of Anderson’s Estate and managed by three trustees, including his son, Charles Cumming Anderson and the Hon. John Cumming and Thomas Hawkes.<sup>29</sup> Charles

---

19 *Geelong Advertiser & Intelligencer*, 5 September 1855.

20 *Ibid.*, 18 March 1856, p.1.

21 *Ibid.*, 30 April 1856.

22 Land Application 47577, op.cit.

23 *Ibid.*

24 *Ibid.*

25 *Geelong Advertiser*, 3 April 1861.

26 Land Application 47577, op.cit.

27 *Geelong Advertiser*, 21 December 1874, p.2.

28 R. Anderson, Probate Administration files, 1874, VPRS 28/P0 Unit 146 PROV.

29 *Ibid.* & Land Application 47577, op.cit.

---

Anderson was to inherit his father's Estate on the death of his mother, Ann Anderson, but Charles Anderson died in 1891, bequeathing his Estate to his mother.<sup>30</sup>

In December 1892, the Great Western Hotel was sold to the Estate of Isaac Hodges, late of Geelong, brewer.<sup>31</sup> Having died in 1877, Hodge's will directed the executors of his Estate, Edward Jacobs Jones, William Colledge and Frederick Hodges (his son) 'to invest all moneys not immediately distributable in Govt. or freehold securities in Victoria.'<sup>32</sup> Notwithstanding that all of the late Isaac Hodges' sons were initially trustees of their father's estate, the brewing business was operated by Isaac Hodges' sons and known as Hodges Brothers. In 1893, they engaged the local architects, Watts, Tombs and Durran to design brick outbuildings and fencing at the Great Western Hotel.<sup>33</sup>

In 1895, William Colledge and Edward Jones retired as trustees of Isacc Hodges' Estate.<sup>34</sup> They were replaced by Harry Barkley Hodges and Isaac George Hodges, joining their brother as executors of their father's Estate. The Hodges Brothers retained ownership of the Great Western Hotel until 1924.<sup>35</sup>

The patriarch of the family, Isaac Hodges, was born in c.1821 and emigrated to Geelong in 1854.<sup>36</sup> For many years he carried on business as a grocer and general trader before becoming the proprietor of the Prince of Wales Hotel in Little Malop Street.<sup>37</sup> During this time he achieved success in mining speculations in Ballarat.<sup>38</sup> Relocating to Ballarat, he took up the Rainbow Hotel in Sturt Street but after limited success, he returned to Geelong in 1868 and opened his own brewery in the former Theatre Royal, Malop Street, known as the Royal Brewery.<sup>39</sup> Hodges had married Miss Isabella Smart and they had 12 children, including Frederick, Henry Barkley, Arthur Benton, Minnie Mary Lilian, Isabell Victoria, James Leopold and Florence Rachel Fanny who were all to follow their father into the brewing business.<sup>40</sup> In 1876, management of Isaac Hodges' brewery empire was taken over by two of his sons, Frederick and Harry, the business becoming known as Hodges Brothers.<sup>41</sup> The family brewery business had other hotels in the 1870s, including the Swan Hotel in St. Albans (Geelong) and the Native Creek Hotel at Teesdale.<sup>42</sup> The business also bought the West End Brewery in Latrobe Terrace and the Hodges Brothers operations were transferred to this location. In 1892 they had the Globe Hotel in Pakington Street, Geelong West, while in 1923 they rebuilt the De La Ville Hotel in Little Myers Street.<sup>43</sup>

---

30 Ibid. & C.C. Anderson, Probate Administration files, 1891, VPRS 28/P0 Unit 574 & VPRS 7591/P2 Unit 178 PROV.

31 Land Application 47577, op.cit.

32 Ibid.

33 *Geelong Advertiser*, 20 November 1893.

34 Land Application 47577, op.cit.

35 Ibid.

36 Victorian Births Deaths & Marriages Indexes, op.cit. & *Geelong Advertiser*, 28 August 1877.

37 Ibid.

38 Ibid.

39 Ibid. & *Geelong Advertiser*, 16 July 1868, 21 May 1870.

40 Victorian Births, Deaths & Marriages Indexes, op.cit., Christ Church Baptismal Registers, Geelong Library & Heritage Centre.

41 Ibid. & *Geelong Advertiser*, 28 August 1877.

42 *Ibid.*, 27 November 1872 & 27 July 1874.

43 *Ibid.*, 11 March 1892 & 4 September 1923, p.6.

---

**The Publicans**

Several publicans held the license to the Great Western Hotel during the ownership of the Anderson era. William George Walker was the publican in 1861, with John Jenkyns holding the licence in 1862.<sup>44</sup> From 1864 a Mr Fisher was the publican. He sought the patronage of the Newtown and Chilwell Council in a ball he intended to give 'in aid of funds of the poor-box of the municipality.'<sup>45</sup> Although the Newtown and Chilwell Council took no action on Fisher's request, his good intentions resulted in legal consequences as reported in the *Geelong Advertiser*:

A complaint was brought against Mr Fisher, of the Great Western Hotel, Aberdeen street, for allowing dramatic entertainments to be carried on his his house without having a license under the Licensed Theatres Act. Mr Fishers stated he was not aware of the requirements of the law, and handed in a license of Mr Burgess, who was one of the actors on that occasion. The sergeant who laid the charge said that several complaints had been made of the disorderly conduct of the house. The bench fined the defendant 20s and 5s costs ..."<sup>46</sup>

By 1866, Thomas O'Bryan was the publican while from 1872-1880 the license was held by Mary Ann Hurley.<sup>47</sup> It was during Hurley's occupation that the land adjoining the hotel became the home ground of the Newtown Football Club.<sup>48</sup> The hotel was the location of club meetings for the Newtown Football Club and the Herne Hill Cricket Club in 1877.<sup>49</sup> Other community groups patronised the hotel for meetings, including the Newtown and Chilwell branch of the National Reform League in 1880.<sup>50</sup>

In 1881, the hotel license was transferred to Mary Power.<sup>51</sup> Her husband, John Power, held the license from 1883 until 1886 when it was again held by Mary Power following her husband's death at this time.<sup>52</sup> She was publican until her death in 1888 when the license was taken over by her daughter, Mary Georgina Power.<sup>53</sup> She married Samuel James Patten in 1892 but continued to run the hotel until 1911.<sup>54</sup>

From this time until 1918, the hotel was operated by John H. Power, son of the late John and Mary Power (and brother of Mary Patten).<sup>55</sup> The license was subsequently granted to Sarah Ann Thomas before it was transferred to Andrew Hockridge in 1920.<sup>56</sup> Two years later in 1922, the hotel was taken up by Reginald McCann.<sup>57</sup>

---

44 *Ibid.*, 13 April 1861, p.3 & 14 October 1862, p.3.

45 *Ibid.*, 17 August 1864, p.2.

46 *Ibid.*, 14 October 1864, p.3.

47 W.J. Morrow & I. Wynd, *Geelong Hotels and Their Licensees*, *Geelong Historical Society*, 1996.

48 On 3 July 1875, the *Geelong Advertiser* reported that the Geelong Football Club was to play a match with the Newtown Club 'in the Argyle Ground' (being adjacent to the Argyle Hotel further east in Aberdeen Street). The earliest reference to the ground adjoining the Great Western Hotel being used for football matches by the Newtown Football Club was in 1876 – see *Geelong Advertiser*, 15 September 1876.

49 *Ibid.*, 26 September 1877.

50 *Ibid.*, 5 February 1880.

51 Morrow & Wynd, *op.cit.*

52 *Ibid.* & Victorian Births, Deaths & Marriages Indexes, *op.cit.*

53 *Ibid.*

54 *Ibid.* & Newtown & Chilwell Town Council Rate Books 1907-1911, Geelong Library & Heritage Centre.

55 *Ibid.*, 1911-1918 & Victorian Births, Deaths & Marriages Indexes, *op.cit.*

56 Newtown & Chilwell Town Council Rate Book, *op.cit.*, 1918-19 & *Geelong Advertiser*, 25 May 1920.

57 Newtown & Chilwell Town Council Rate Book, *op.cit.*, 1922.

---

**Demise of the Original Building**

In 1907, the Licences Reduction Board was appointed for 10 years under the Licensing Act 1906. It took over the function of the previous Licensing Courts 'of overseeing the systematic and orderly reduction of hotel licences in Victoria.'<sup>58</sup> The Board determined which premises in each of the statutory districts that had been established would close. The Great Western Hotel was located within the Newtown and Chilwell district, with 10 hotels operating in 1907, being two under the statutory maximum.<sup>59</sup> From 1917, local option polls took effect, where triennial options polls were held to determine whether further hotel reductions should be considered.<sup>60</sup> In 1920, Mr D. McLennan, returning member for Barwon, sought re-election for the Legislative Assembly. He was a staunch advocate for the Licences Reduction Board and in his election speech he thought the Board's powers 'should be extended to enable it to deal with hotels considered undesirable, and that would not be reached by the local option poll.'<sup>61</sup> Two years later in 1922, the local option poll voted in favour of a reduction in the number of hotel licenses in Newtown and Chilwell, and the issue of desirability played an influential part in the decision-making of the Board in relation to the Great Western Hotel. The *Geelong Advertiser* reported that:

About a month ago the Great Western Hotel was in a bad state. The hotel, however, had changed its tenant recently, and improvements had been effected. ... If a new hotel was built on the Great Western Hotel site, the hotel probably not required would be the Gold Diggers' Arms Hotel.<sup>62</sup>

The hotel's location on the main route to rural Victoria west of Geelong made it 'advantageous to travellers, particularly stockmen' with meals and room accommodation for travellers.<sup>63</sup> The license for the Great Western Hotel was subsequently upheld by the Licencing Reduction Board, and the hotel's nearby competitor, the Fernery Hotel, was forced close after 67 years of business.<sup>64</sup> The pressures in meeting statutory and community requirements, as well as new owners, brought about its demise in 1925.

**The Existing Great Western Hotel**

In 1924, the Hodges Brothers sold their brewery business including the Great Western Hotel to Carlton and United Breweries.<sup>65</sup> This brewery company 'began when Carlton, Fosters, Victoria, Shamrock, Castlemaine and McCracken breweries formed into a cartel known as the Society of Melbourne Brewers in 1903.'<sup>66</sup> In 1907, this group of breweries merged into a single company known as Carlton and United Breweries and became one of the major brewing companies in Australia.<sup>67</sup> Carlton and United Breweries continued to own the Great Western Hotel until 2000.<sup>68</sup>

---

58 'Licences Reduction Board Agency VA 2906', description of Agency, PROV.

59 *Geelong Advertiser*, 10 May 1907, p.6.

60 'Licences Reduction Board', op.cit.

61 *Geelong Advertiser*, 5 October 1920, p.4.

62 *Ibid.*, 3 May 1922, p.3.

63 *Ibid.*

64 Geelong Town Council Rate Book, 1855-56 (first entry for Jeffrey's Fernery Hotel), Geelong Library & Heritage Centre & *Geelong Advertiser*, 5 May 1922.

65 Land Application 47577, op.cit.

66 See <http://cub.com.au/history> and [https://en.wikipedia.org/wiki/Carlton\\_%26\\_United\\_Breweries](https://en.wikipedia.org/wiki/Carlton_%26_United_Breweries).

67 *Ibid.*

68 Certificate of Title vol. 5507 fol. 220.

In August 1925, the *Geelong Advertiser* reported that the 'Great Western Hotel, an historic landmark in Aberdeen Street, is to be replaced by an up-to-date building.'<sup>69</sup> Carlton and United Breweries had engaged the architectural firm of Cleverdon and McLaughlin to design the two storey brick building and they had earlier called tenders in June 1925.<sup>70</sup> To cost about £6,000,<sup>71</sup> construction soon commenced and by mid October the walls of the first storey had almost been completed and the new building was anticipated to 'be a great improvement to the neighbourhood.'<sup>72</sup>

The new Great Western Hotel opened in 1926. The two storey brick building was designed with a principal hipped roof form clad in terra cotta tiles, the facades articulated with parapeted bays. The design of the building was refined but rudimentary, its character relying on the interplay of horizontal and vertical elements in the stepped vertical rectangular parapeted pavilions and the horizontal moulded stringcourses, regular bays of timber framed double hung ground and first floor windows, and the leadlighted bank of first floor windows above the main entrance. The central parapeted pavilion on the east (Shannon Avenue) façade marked the main entrance, with the sign "GREAT WESTERN HOTEL" applied in individual letters in the parapet. The building was originally face brick as partially shown in an aerial photograph of 1936 (Figure 4).



**Figure 4:** Aerial view of Geelong showing the Great Western Hotel (circled), March 1936.

Source: C. Pratt, La Trobe Picture collection, State Library of Victoria, H91.160/826.

The first publican of the new building was Reginald McGann, continuing the licence he had first taken up in the old hotel in 1922. McGann ran the hotel for the next 25 years.<sup>73</sup> In 1976, the Great Western Hotel was one of the top ten country hotel for beer sales in Victoria.<sup>74</sup>

### **Alterations & Additions**

A number of alterations and additions were carried out to the hotel building in the second half of the 20<sup>th</sup> century and in recent times. In c.1971, a single storey brick addition was constructed on the

<sup>69</sup> *Geelong Advertiser*, 17 August 1925.

<sup>70</sup> *Ibid.*, & 6 June 1925.

<sup>71</sup> *Ibid.*, 17 August 1925.

<sup>72</sup> *Ibid.*, 19 October 1925.

<sup>73</sup> Newtown & Chilwell Town Council Rate Books, op.cit., 1926-1950. The licence was taken over by E.E. and I. Wright in 1951. See *The Argus*, 3 November 1951.

<sup>74</sup> *The Age*, 24 November 1976, p.2.

west side.<sup>75</sup> It might have been about this time when the building was painted white and a cantilevered canopy was installed above the main entrance (Figure 5).



**Figure 5:** Great Western Hotel looking west from Aberdeen Street, 1972.

Source: Ian Wynd collection, no. 1736-2.

In the 1980s, a single storey brick bottle shop was built to the south of the hotel while in 1992 further alterations were carried out.<sup>76</sup> The building had been repainted by 1994 and canopies added to the ground floor door openings (Figure 6). In 2000, the neighbouring semi-detached brick dwellings to the west of the hotel fronting Aberdeen Street (built by the Housing Commission of Victoria in 1940-41) were acquired and demolished to make way for a hotel car park.<sup>77</sup> Several other alterations and additions were carried out in the ensuing years, mainly to previous additions, including the removal of the cantilevered canopy on the east elevation, blocking up of the original main entrance and the rendering of the single storey addition on the west side.<sup>78</sup>

<sup>75</sup> The additions were not shown on the Geelong Waterworks & Sewerage Trust Detail Plan 142, 3 August 1960, but were shown on the Geelong Waterworks & Sewerage Trust Individual Plan of Drainage no. 6108, 29 March 1971, City of Greater Geelong.

<sup>76</sup> See Planning permits 455/1987 & 322/1992, City of Greater Geelong.

<sup>77</sup> Planning Permit 545/2000, City of Greater Geelong.

<sup>78</sup> Building Permit 367/2007 & Planning Permit 1350/2008, City of Greater Geelong.



**Figure 6:** Great Western Hotel, east and north facades, 1994.

Source: Ian Wynd collection, no 1023-4, 31/5/5.

### **The Architects: Cleverdon and McLaughlin<sup>79</sup>**

William Henry Cleverdon (1855-1930) entered the architectural profession by being articled to Thomas Adamson between 1873 and 1877. He subsequently joined the Architectural Branch of the Education Department of Victoria which amalgamated with the Public Works Department in the mid 1880s. In about 1888 Cleverdon left the Public Works Department to enter private practice in Melbourne and by 1897 he had commenced an office in Malop Street, Geelong. Changes in business addresses were frequent. By 1915 Cleverdon was listed as Architect and Surveyor, located in the Sale Yard Chambers at 108 Ryrie Street. At one stage he also had a branch office at Wonthaggi. The earliest known design by Cleverdon is the cabmen's shelter in 1905, now in the Geelong Botanic Gardens. In 1921 Cleverdon was elected an Associate of the Royal Victorian Institute of Architects and in later years he was made a Fellow.

Dugald McLaughlin (1903-1961) was the son James and Mary McLaughlin, graziers of 'Sunny Hill', Casterton. On the death of his father, Dugald relocated to Geelong with his mother and siblings. In 1919, he commenced his architectural training at the Gordon Technical College. In 1925, McLaughlin entered the practice of W.H. Cleverdon, the partnership being known as Cleverdon and McLaughlin. Over the next two years, their principal designs were for hotels for Hodges Brothers and Carlton and United Breweries, however, they also designed a Georgian Revival mansion house for McLaughlin's mother, Mary, at 26 Stephen Street, Newtown, in 1926-27. With Cleverdon's retirement towards the end of 1926, little is known of McLaughlin's later career. Towards the end of his life he was a Works Inspector and lived at the Great Southern Hotel, Spencer Street, Melbourne, until his death in 1961.

<sup>79</sup> W.H. Cleverdon, Past Members' Personal files, Royal Victorian Institute of Architects, MS9454, box 86 envelope 5, State Library of Victoria, Obituary, *Journal of the Royal Victorian Institute of Architects*, vol. 28 5 November 1930, Rowe, op.cit., Victorian Births, Deaths & Marriages Indexes, op.cit., D. McLaughlin, Cadet Register, no. 673, 1917, National Archives of Australia online, *Geelong Advertiser*, 21 February 1920, 8 June 1925 & 11 August 1926, & D. McLaughlin, Probate Administration files, 1961, VPRS 28/P4 Unit 2442, PROV.

**COMPARATIVE**

**Other Hotels Designed by Cleverdon & McLaughlin in the 1920s**

W.H. Cleverdon and James McLaughlin designed a number of hotels in the 1920s, including the Warrenheip Hotel in 1925 and the Albion Hotel, Little Malop Street, Geelong, in 1926.<sup>80</sup> Most of Cleverdon's and McLaughlin's hotel designs were for either the Hodges Brothers or Carlton and United Breweries. In Geelong, their other hotel designs included:

**De La Ville Hotel, 54 Little Myers, Street,** for the Hodges Brothers.

This hotel was designed by W.H. Cleverdon in 1923.<sup>81</sup> This two storey rendered brick building (with introduced random stone dado) has parapeted facades articulated with projecting brick pilasters with simple cappings. The main entrance is in the splayed corner. Of moderate integrity, the design origins of the Great Western Hotel are apparent in the De La Ville Hotel, particularly in the pilastered parapets and especially the corner bay where the pilasters are stepped, and in the locations of the window openings between the pilasters. The Great Western Hotel would appear to be a more refined example of the type.



De La Ville Hotel, 1991.

Source: K. Ng, 'De La Ville Hotel', Conservation Analysis Report, Deakin University, 1991.

**Preston Hotel, 175-177 Ryrie Street,** for Carlton and United Breweries.

W.H. Cleverdon designed 'extensive alterations and additions' to the earlier hotel building in 1924.<sup>82</sup> Like the De La Ville hotel, the Preston Hotel was a progenitor to Cleverdon's design of the Great Western Hotel, as revealed in the stepped, parapeted, pilastered bays (with openings between the paired pilastered), with subtle Art Deco overtones. Unlike the Great Western Hotel, the pilastered bays of the Preston Hotel extend to the ground floor facades. There is a splayed corner. The Preston Hotel was originally face brick and it has been overpainted. There have also been alterations to ground floor window and door openings.



Preston Hotel, 2005.

Source: D. Rowe & W. Jacobs.

**Telegraph Hotel, 2 Pakington Street, Geelong West,** for Carlton and United Breweries.

Designed by Cleverdon and McLaughlin in 1926,<sup>83</sup> the hotel replaced an earlier building on the site. The two storey, rendered brick, parapeted hipped roofed building is the most comparable with the Great Western Hotel. The principal west (Pakington Street) façade has a central entrance bay with a first floor cantilevered balconette. The corners of the building are emphasised by stepped parapeted bays with stepped vertically-oriented Art Deco panels. There are timber framed double hung windows between the panels. There are also Art Deco-inspired square motifs in the parapet. The design concept of the parapeted and projecting eaves overhangs on the south elevation (exposed to public view) also has a direct affinity with the design of the Great Western Hotel, although the Telegraph Hotel has a corrugated sheet metal roof. The Telegraph Hotel is more streamlined and more overtly Art Deco-inspired in the detailing



Telegraph Hotel, 2010.

Source: 'Matt', Flickr online.

80 *Geelong Advertiser*, 12 January 1925, p.7 & 30 January 1926, p.7.

81 *Ibid.*, 4 September 1923, p.6. Cleverdon called tenders at this time.

82 *Ibid.*, 30 August 1924, p.4.

83 *Ibid.*, 11 August 1926.

than the Great Western Hotel. The main façade of the Telegraph Hotel appears to be predominantly intact, apart from an alteration to an opening adjacent to the main entrance.

**Other 1920s Hotels in Geelong**

Several other hotels were either substantially altered or constructed during the interwar era in Geelong. Some hotels of the 1920s include:

**Wool Exchange Hotel, 59 Moorabool Street.**

Built in 1927 to a design by Laird and Buchan architects,<sup>84</sup> the hotel was originally known as the Phoenix. It represents a typical hotel design featuring a splayed corner incorporating the main entrance on the ground floor. The two storey face brick building with a rendered parapet is notable for its blind first floor arcades punctuated by window openings. There is a stringcourse that separates the ground and first floors. Most of the ground floor windows have been replaced. The post-supported skillion verandah has been introduced. The building has moderate integrity and has local significance. It is not directly comparable to the Great Western Hotel.



Wool Exchange Hotel, 2005.  
Source: D. Rowe & W. Jacobs.

**Sir Charles Hotham Hotel, 3 Brougham Street.**

Built in 1927 as a replacement of an earlier hotel building on the site,<sup>85</sup> the face brick building is distinguished in its Tudor Revival design. The parapeted building has a splayed corner. There is a central bay on the south (Brougham Street) façade denoted by projecting and capped pilasters (that extend beyond the parapet level), Tudor-arched ground floor door opening and window and door opening above with oriel balcony. The splayed and other corners of the building feature projecting pilasters that extend above the parapet and are crowned with gables. The window and doors openings are accentuated by rendered quoinwork. The building appears to be predominantly intact. The composition of the pilastered bays (with openings between) has some affinity with the Great Western Hotel, but the stylistic detailing is different.



Sir Charles Hotham Hotel. Source: <http://hotham-hotel.com/>

**Lord Nelson Hotel, 7-21 Bellerine Street.**

This hotel appears to have been rebuilt in 1925, following an earlier hotel that had operated on the site since 1849.<sup>86</sup> The streamlined Classical building has symmetrical, rendered, parapeted facades, their centralised order defined by the stylised pedimented parapets with entablatures having large dentillations. There are regularly arranged timber framed double hung windows with unusual mouldings in the sills. Other original features include the spandrel panels between the ground and first floor windows, and the incised circular motifs between the windows. Apart from the overpainting and some alterations to openings, the Lord Nelson Hotel is predominantly intact. Compositionally and stylistically, it is not comparable to the Great Western Hotel.



Lord Nelson Hotel, 2014.  
Source: 'Weekend Notes' at <http://www.weekendnotes.com/lord-nelson-pub-geelong/>

<sup>84</sup> D. Rowe, 'Geelong City C Citations Study', prepared for the City of Greater Geelong, 2002.

<sup>85</sup> *The Argus*, 12 April 1927, p.17.

<sup>86</sup> Helen Lardner Conservation & Design, 'City of Geelong Urban Conservation Study Locally Significant Sites', prepared for the City of Greater Geelong, May 1995.

**Newtown West Heritage Review 2015-16****PLACE NAME:** Dwelling

Place No. NW02

**ADDRESS:** 15 Nantes Street, Newtown

Assessment Date: Apr 2016

**Historic Themes:****Theme 6.3:** Shaping the Suburbs**Condition:** Good**Integrity:** Moderate-High**Photograph Date:** 24 November 2015**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:****Local Significance****RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (dwelling only)**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **No**Prohibited Uses May be Permitted? **No**Incorporated Document **No****Other Recommendations****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The dwelling at 15 Nantes Street, Newtown, has significance as a representative but locally rare example of a substantial postwar Old English styled dwelling in Newtown. Built soon after World War Two in 1946-47 for the returned soldier, Arthur Stanley Wood and his wife, Jean, the dwelling is predominantly intact and reflects the initial progress of residential development in Newtown West following the war in the 1940s. The significant fabric includes: asymmetrical composition, two storey height (with first floor within the attic roof space), steeply pitched, gabled roof forms (the projecting minor gabled wing at the front having corbelled gable ends), brick chimneys, skillion dormers, recessed central front porch (partially enclosed by a projecting buttress of the front gabled wing), timber framed multi-paned double hung and casement windows and the rear faceted bay window.

**How is it significant?**

The dwelling at 15 Nantes Street, Newtown, is historically and aesthetically significant at a LOCAL level.



The asymmetrical, two storey, clinker brick, early postwar Old English styled dwelling is characterised by steeply pitched, gabled roof form that traverses the site, together with minor gabled wings at the front and rear on the east side (having corbelled gable ends). These roof forms are clad in terra cotta tiles. At the front is a prominent brick chimney with a curved top to the chimney breast. The chimney has a banded soldier-coursed capping. Other early features include the skillion dormer in the main roof face, recessed central porch (partially enclosed by the projecting buttress of the front gabled wing), and timber framed multi-paned double hung and casement windows. The chimney, projecting faceted and flat-roofed bay window and timber framed multi-paned windows on the rear façade also appear to be early. There is also an elevated deck with masonry base walls and steps, and metal balustrading.



**Photo 2:** Front elevation, 15 Nantes Street, 2015.  
Source: Hodges Real Estate at [www.realestate.com.au](http://www.realestate.com.au)



**Photo 3:** Rear elevation, 15 Nantes Street, 2015.  
Source: Hodges Real Estate at [www.realestate.com.au](http://www.realestate.com.au)

**HISTORY:**

**Early Residential Development in Newtown West**

**Early Land Sales**

In 1847, ten years after the founding of Geelong,<sup>1</sup> Crown land was sold on the west of the Newtown Hill. The sloping, predominantly open grassland boasted northern views to Corio Bay and the You Yangs, and views to the Barwon River valley on the west, including the low lying land that was later to become Queen’s Gardens on the west bank of the river. Crown allotment 3 (51 acres and 35 perches respectively) was purchased by Duncan Hoyle (c.1807-1879) (Figure 1), pioneer Scottish squatter of Mt Bute Station near Lismore, Victoria, in 1832, and later the Deputy Lieutenant for and Governor of the County of Bute.<sup>2</sup>

<sup>1</sup> For details on the founding of Geelong, see W.R. Brownhill & I. Wynd, *The History of Geelong and Corio Bay, with postscript 1995-1990*, The Geelong Advertiser, Geelong, 1990.

<sup>2</sup> Moorpanyal Parish Plan, VPRS 16171, Public Record Office Victoria, Outward Passengers Index, Public Record Office Victoria, *The Australian*, 29 March 1879 and Skipton Historical Society online, February 2016.



## Newtown West Heritage Review 2015-16

**PLACE NAME:** Dwelling

Place No. NW02

**ADDRESS:** 15 Nantes Street, Newtown

Assessment Date: Apr 2016

---

Fry lived there with his family until 1899.<sup>10</sup> He then sold the property to Archibald Sinclair McQueen, a gentleman and retired farmer, in 1899-1900<sup>11</sup> On Archibald's death in 1901, the property passed to his wife, Mary.<sup>12</sup>

With the death of Mrs Mary McQueen in 1927, her property in Upper Skene Street was sold and subdivided into eight allotments as the 'McQueen Estate' in 1928 (Figure 3).<sup>13</sup> The late Mrs McQueen's dwelling had a substantial front setback from Upper Skene Street with a mature Norfolk Island Pine tree marking the gateway on the Upper Skene Street boundary (Figure 2).



**Figure 2:** Aerial showing McQueen family property, 1934. The dwelling is circled.

Source: C. Pratt, La Trobe Picture collection, State Library of Victoria, H91.160/635

---

The dwelling and adjoining land was excised from the northern frontage to Upper Skene Street and given a frontage to Nantes Street. In Upper Skene Street, six allotments were made available for residential development. It was advertised as 'a great opportunity' 'to secure sites in one of the best residential positions in Newtown.'

---

10 Ibid.

11 Newtown & Chilwell Rate Books, op.cit., 1898-99 & 1899-1900.

12 A.S. McQueen, Probate Administration files, 1901, VPRS 7591/P2 Unit 324 Public Record Office Victoria.

13 McQueen Estate subdivision plan, 14 April 1928, Alfred Deakin Library, Deakin University, 333.337099452 Gre/Pos.

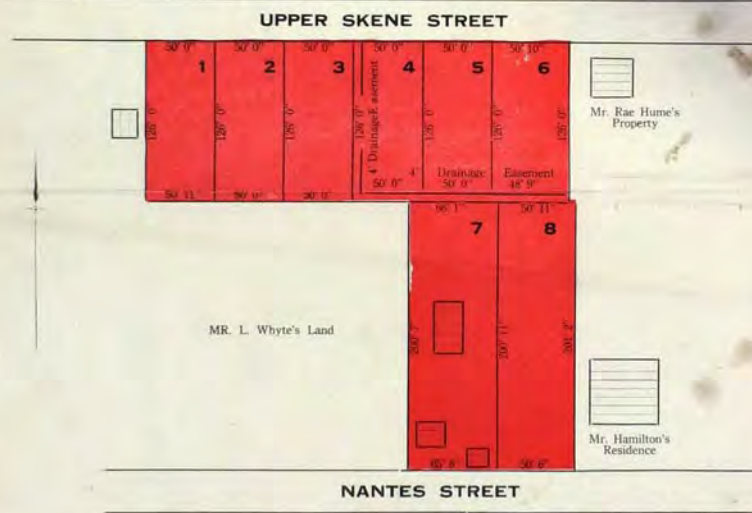
SPMSS  
333.337099452  
Gre/Pos  
213

# THE McQUEEN ESTATE

For Positive Sale by Auction on  
**Saturday, April 14th, 1928**  
At 3 p.m. on the Land, close to Shannon Avenue and Newtown  
Tram Terminus.

## 7 MAGNIFICENT BUILDING SITES

High and Well Drained.



ALSO  
**7-Roomed Villa**

With Conveniences.  
Garage, Workshop,  
Wash-house, etc.  
Superbly situated on  
Lot No. 7 on Plan.

Extraordinary Easy Terms.

**On Building Blocks:** £50 Deposit, £1 per month, total balance within 2 years at 6 per cent.

**On House:** One quarter cash, balance within 2 years at 6 per cent.

This Valuable Property, having been held by the McQueen Family for almost 30 years, is now Unlocked.  
A GREAT OPPORTUNITY is now open to secure Sites in one of the BEST RESIDENTIAL POSITIONS in Newtown.

**HIGH LAND. BEAUTIFUL VIEWS. GOOD DRAINAGE. EASY TERMS.**

# W. P. CARR & SONS

(Est. 1846)

Auctioneer 178 RYRIE STREET

Solicitor to Estate = F. R. APTED, Esq., Yarra Street.

Adams & Saxon's Print, The Black Diamond

Figure 3: McQueen Estate subdivision plan, 14 April 1928.

Source: Alfred Deakin Library, Deakin University, 333.337099452 Gre/Pos.

In 1930, ownership of the McQueen family home (then addressed as 15 Nantes Street) and adjoining land (now 13 Nantes Street) was transferred to Duncan Innes McQueen, a farmer of Bannockburn

and son of the late Archibald and Mary McQueen.<sup>14</sup> It was also in 1930 when the Newtown and Chilwell Town Council listed V.H. Carr and C.A. Stewart of W.P. Carr Estate Agents, as owners.<sup>15</sup> This might suggest that McQueen had commissioned Carr and Stewart to manage the property on his behalf.<sup>16</sup> The dwelling was leased to labourers, first, Gerald O'Reilly in 1930, then William Jones in 1934 and Michael Murnane in 1938.<sup>17</sup> At this time, the Newtown and Chilwell Council declared the dwelling 'unfit for human habitation or occupation.'<sup>18</sup> The dwelling was subsequently demolished in 1939, at the time of the death of part-owner, Victor Hopetoun Carr.<sup>19</sup> His part of the property was transferred to the Estate of Frank Apted, manufacturer.<sup>20</sup>

### **History of the Existing Dwelling**

In 1946, Arthur Stanley Wood and his wife, Jean, were listed in the Rate Books as the owners of the property at 15 Nantes Street.<sup>21</sup> No Title has been uncovered listing Arthur and Jean Wood as owners but they were recorded as owners in the Newtown and Chilwell Town Council Rate Books. On 24 May 1946, the local builder and Councillor, Harold Robert Leach, sought a building permit for the construction of a brick veneer dwelling on the site.<sup>22</sup> Construction commenced in this same year and continued in 1947.<sup>23</sup> Leach was known to have been three other houses in the neighbourhood in the 1930s: a timber dwelling at 25 Upper Skene Street in 1931; a brick dwelling at 32 Stephen Street in 1938 and his own brick dwelling at 319 Shannon Avenue in 1938.<sup>24</sup> Arthur and Jean Wood continued to reside at 15 Nantes Street until 1967 when the property was sold to John Bailey Hawkes of Hitchcock Avenue, Barwon Heads.<sup>25</sup> The dwelling at 15 Nantes Street was one of a number houses constructed in the area after the Second World War.

Arthur Stanley Wood was born on 4 September 1916, the son of Percival John Wood and Mary Emily Wood (nee Cook).<sup>26</sup> Following his school education, he followed his brother, Ronald Percival Wood, into his father's butchering business known as G.C. Wood and Son.<sup>27</sup> The business had been established in Mercer Street in 1873 by Arthur Wood's grandfather, George Charles Wood.<sup>28</sup> Born in Brighton, England, he had emigrated with his parents from Sussex as part of a group of 50 people

---

14 Land Application, 113055, op.cit.

15 Newtown & Chilwell Rate Book, op.cit., 1930.

16 No Memorial or Title has been found listing the formal transfer of the property from McQueen to Carr and Stewart.

17 Newtown & Chilwell Rate Books, op.cit., 1930-38.

18 Newtown & Chilwell Town Council Minutes of Meeting, 31 August 1938, GRS 751, Geelong Library & Heritage Centre collection.

19 Newtown & Chilwell Rate Book, op.cit., 1939 & Victorian Births, Deaths & Marriages Indexes, op.cit.

20 Newtown & Chilwell Rate Book, op.cit.

21 Ibid., 1946.

22 Newtown & Chilwell Town Council Building Permit Register, 24 May 1946, entry 114, City of Greater Geelong.

23 Newtown & Chilwell Rate Book, op.cit., 1946-48. In 1946, a net annual value of £12 is listed, which increased to £43 in 1947 and £90 in 1948, indicating that construction was carried out in 1946-47.

24 See Upper Skene Street Heritage Precinct for further details.

25 Memorial no. 367, book 700, General Law Library, op.cit.

26 Victorian Births, Deaths & Marriages Indexes, op.cit.

27 The name of the business is given in the *Geelong Advertiser*, 17 February 1914, p.4. For brief biographical details of Ronald Percival Wood, see Cadet Service Records, R.A.N.R., 1922-26, no. G1770, National Archives of Australia online, CT190/3, 1/11.

28 *Geelong Advertiser*, 16 June 1923, p.6.

with the intention of establishing a small colony (which never transpired).<sup>29</sup> By the early 20<sup>th</sup> century, Wood's butchery and attached residence were located in Latrobe Terrace, Geelong West.<sup>30</sup>



**Figure 4:** Charles Wood and family outside the butcher's shop and dwelling, Latrobe Terrace, c.1890.

Source: GRS 2009/00114 Geelong Library & Heritage Centre collection.

Arthur Wood's father, Percival, was an inaugural member of the Master Butchers' Association in Geelong in 1913.<sup>31</sup> On the death of G.C. Wood in 1923, the plant, horses, rolling stock and 'Electric Motor and Silent-Cutter' of the butchering business was bequeathed to P.J. Wood, along with half of the real and personal estate.<sup>32</sup> At this time, P.J. Wood and his family (including Arthur) resided at "Loloma", Western Beach, Geelong.<sup>33</sup>

In 1939, Arthur Wood married Miss Jean Matheson of 17 Laurel Bank Parade, Newtown.<sup>34</sup> At this time, his butchering career was interrupted as he enlisted to serve in the Second World War.<sup>35</sup> Mrs Jean Wood continued to live with her parents (as did Arthur Wood on his return from the war) until the construction of the dwelling at 15 Nantes Street in 1946.<sup>36</sup> At this time, Wood had recommenced working as a butcher.

<sup>29</sup> *Ibid.*

<sup>30</sup> Wood, George Charles, Probate Administration files, 1923, VPRS 28/P3, Unit 1369, Public Record Office Victoria, includes an inventory which lists Wood's real estate as being located on part of lot 4 of Section 1 in the Parish of Moorpanyal (consisting of a shop and dwelling). Lot 4 of Section 1 fronted onto Latrobe Terrace – see Moorpanyal Parish Plan, *op.cit.*

<sup>31</sup> *Geelong Advertiser, op.cit.*, 2 May 1913, p.2.

<sup>32</sup> Wood, George Charles, *op.cit.*

<sup>33</sup> See *The Australasian*, 19 January 1924, p.43 & R.P. Wood, Cadet Service Records, *op.cit.*

<sup>34</sup> *The Argus*, 18 August 1939, Victorian Births, Deaths & Marriages Indexes, *op.cit.*

<sup>35</sup> Arthur Stanley Wood, service no. VX32171, National Archives of Australia online, B883.

<sup>36</sup> Newtown & Chilwell Town Council Rate Book, *op.cit.*, 1946.

**COMPARATIVE****Nantes Street**

Although the first houses in Nantes Street were built in the 1850s, with some further limited development in the Federation era, the area was especially transformed during the interwar period with the construction of Bungalows in the 1920s and 1930s.<sup>37</sup> Far fewer dwellings were built immediately after the Second World War in the mid-late 1940s. Immediately neighbouring the subject property, at 17 Nantes Street, is a modest, gabled single storey timber dwelling built in 1949.<sup>38</sup> It has been altered, as has the hipped and gabled dwelling at 23 Nantes Street, also built in 1949.<sup>39</sup> Both of these dwellings are not comparable stylistically to the dwelling at 15 Nantes Street. At 31 Nantes Street, is a contextually substantial, two storey, symmetrical, gabled, clinker brick postwar dwelling built in 1947-48.<sup>40</sup> In terms of construction, scale and provenance, it is similar to 15 Nantes Street, in terms of composition and detail, it is not comparable.

**Other Interwar and Postwar Old English Styled Dwellings**

The dwelling at 15 Nantes Street is a representative local example of a postwar Old English style. The picturesque composition of steeply-pitched gabled roof forms, prominent chimneys, clinker brick wall construction, tiled roofs, corbelled gable ends and timber framed multiple windows were those architectural features that reflected the style. The lack of elaboration afforded the dwelling was a consequence of the socio-economic climate following the Second World War. Further details about the historical development of the Old English style are given in *Australian Houses of the Twenties and Thirties*:

One of the noticeable trends in the fashion for Tudor or Old English styles was the movement in the late 1920s toward the use of brick walls, sometimes entirely in the dark clinker type, or in other cases rendered or finished in roughcast. The inclusion of imitation half-timbering in the black and white tradition declined ... It was a type of house which appeared in many parts of Australia throughout the 1930s and even beyond into the post World War II era.<sup>41</sup>

One of the most notable examples of the Old English Revival type in Newtown is the cream brick dwelling at 325 Shannon Avenue, built in 1935 for Mrs Marion Garlick.<sup>42</sup> This substantial dwelling has a steeply pitched hipped roof form that traverses the site, with a projecting two storey gabled wing at the front. There is also a skillion dormer at the front. Unlike the dwelling at 15 Nantes Street, the chimneys are situated at the side and the windows are not multi-paned.

At least four postwar, clinker brick, Old English styled dwellings with tiles roofs were built in Belmont in the 1940s (with another two dwellings built in the early 1950s). These dwellings are at 25 Amundsen Street (built in 1947-48 by Eric Lyons); 7 Morris Street (built 1948-49 for Albert Dagleish); 22 Peary Street (built in 1940-41 by Eric Lyons); and 22 Regent Street (built 1947-48).<sup>43</sup> Of these houses, the dwelling at 7 Morris Street (which is predominantly intact) is the most comparable, given its contextually large-scaled steeply pitched gabled roofs. This dwelling also has a skillion dormer

---

37 See Newtown West Heritage Precinct history for further details.

38 The date of construction is based on the Geelong Waterworks & Sewerage Trust Plan of Drainage, Barwon Water & City of Greater Geelong.

39 Ibid.

40 See heritage citation for 31 Nantes Street.

41 P. Cuffley, *Australian Houses of the Twenties & Thirties*, The Five Mile Press, Noble Park, 1989, pp.125-126.

42 Newtown & Chilwell Town Council Rate Book, op.cit., 1935 & Newtown & Chilwell Town Council Building Permit Register, op.cit., 1935.

43 D. Rowe (peer-reviewed by W. Jacobs), 'Belmont Heritage Review', vol.3, prepared as a review of the 'Greater Geelong Outer Areas Heritage Study' by D. Rowe & L. Huddle for the City of Greater Geelong, 2007.

## Newtown West Heritage Review 2015-16

**PLACE NAME:** Dwelling

Place No. NW02

**ADDRESS:** 15 Nantes Street, Newtown

Assessment Date: Apr 2016

---

projecting from the front gable. Unlike the dwelling at 15 Nantes Street, there is a basement garage, banks of windows and a larger front verandah/porch formed under the main traversing roof.

Another similarly-substantial postwar Old English styled brick dwelling of the 1940s is 'Thuruna', 17 Bell Parade, Geelong, built in c.1940.<sup>44</sup> It has a similar steeply-pitched gabled tiled roof with a projecting gabled wing at the front, but it differs from the dwelling at 15 Nantes Street in that the projecting minor gabled wing extends to form an arched porch and low wall, the front of the gable having a faceted bay window with hipped roof. The chimney design also differs.

---

<sup>44</sup> L. Huddle, L. Honman & R. Aitken, 'City of Geelong West Urban Conservation Study', vol. 2, prepared for the City of Geelong West, 1986.

**Newtown West Heritage Review 2015-16****PLACE NAME:** Dwelling

Place No. NW03

**ADDRESS:** 31 Nantes Street, Newtown

Assessment Date: Apr 2016

**Historic Themes:****Theme 6.3:** Shaping the Suburbs**Condition:** Good**Integrity:** Moderate-High**Photograph Date:** 24 November 2015**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS****Victorian Heritage Register:** No**Victorian Heritage Inventory:** No**Local Planning Scheme:** No**CURRENT HERITAGE STATUS ON OTHER REGISTERS:****National Trust (Victoria) Register:** No**RECOMMENDED LEVEL OF SIGNIFICANCE:****Local Significance****RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes (dwelling only)**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **Yes – garage fronting Ruthven Street**Prohibited Uses May be Permitted? **No**Incorporated Document **No****Other Recommendations**

The gabled garage outbuilding also contributes to the significance of the place.

**STATEMENT OF SIGNIFICANCE:****What is Significant?**

The dwelling at 31 Nantes Street, Newtown, has significance as a predominantly intact example of an austere postwar Georgian Revival design, being an unusual housing type in this part of Newtown in the immediate years after World War Two. Built from 1947-48 by and for Robert Campbell Anderson, engineer, it was the Anderson family home until R.C. Anderson's death in 1969. The significant fabric includes: two storey height, symmetrical composition defined by the principal gabled roof and slightly projecting minor gabled entrance bay at the front, tiled roof cladding, clinker brick wall construction, face brick rectangular chimneys, broad eaves, flat-roofed entrance porch with timber framed door opening and multi-paned timber framed sidelights, banks of timber framed double hung first floor windows (the windows featuring horizontal sash bars) on the front and rear façade, other timber framed double hung windows, and the ventilator in the west gable end. The rendered brick, gabled garage outbuilding fronting Nantes Street, built at the time of the dwelling, also contributes to the significance of the place.

## Newtown West Heritage Review 2015-16

**PLACE NAME:** Dwelling

Place No. NW03

**ADDRESS:** 31 Nantes Street, Newtown

Assessment Date: Apr 2016

### How is it significant?

The dwelling at 31 Nantes Street, Newtown, is historically and aesthetically significant at a LOCAL level.

### Why is it significant?

The dwelling at 31 Nantes Street has historical significance for its associations with residential development in Newtown West immediately after the Second World War (Criterion A). Built from 1947-48 by and for, Robert Campbell Anderson, engineer, and his wife, Joan Anderson (nee Craddock), the dwelling represents one the few predominantly intact and contextually substantial houses associated with postwar middle class residential life in the local area.

The dwelling at 31 Nantes Street is aesthetically significant as a predominantly intact example of an austere postwar Georgian Revival style built in Newtown in the 1940s, as demonstrated in the gabled form, symmetry and construction (Criterion D). The subtle references to Georgian Revival design in the composition and scale of the dwelling reflect the latter stages in the evolution of this style for the middle class in the 1940s, the austere character and detailing embodying the constraints imposed on house construction after World War Two as well as a more functional approach to house design.

### Heritage Overlay Map

It is recommended that the heritage overlay is applied to the site at 31 Nantes Street containing the dwelling as shown on the following map:



Source of base Map: Interactive Map, Land Services online.

### DESCRIPTION:

The dwelling at 31 Nantes Street, Newtown, is located on a rectangular corner site, the side (west) boundary facing onto Ruthven Street. The site slopes downwards towards the rear (north). There is a substantial grassed rear yard enclosed by timber picket fencing. The yard has perimeter trees and plantings. On the west boundary is an early gabled garage having a tiled roof, broad eaves, timber framed windows and an introduced roller door. At the front is a modest yard with perimeter garden

beds and mature trees. The front boundary has a low pointed timber picket fence and pedestrian gate that returns on the splay in the south-west corner.

The symmetrical, two storey, clinker brick, austere postwar Georgian Revival styled dwelling has a principal gabled roof form that traverses the site, together with a central minor gabled entrance that slightly projects towards the Nantes Street frontage. These roof forms are clad in original tiles. There are two early rudimentary face brick rectangular chimneys, including a broad external chimney breast in the east gable end. Broad overhangs are features of the eaves. The ground floor entrance bay has a flat-roofed porch with early timber framed door opening with multi-paned timber framed sidelights. The brick walls surrounding the entrance have been overpainted. The overall symmetry of the design is also reflected in the banks of timber framed double hung first floor windows (the windows featuring horizontal sash bars) on the front and rear facades. At the front of the ground floor is another timber framed window on the east side, the west side being devoid of a ground floor opening. The east façade has two original timber framed two paned double hung first floor windows, the first floor windows in the west façade being eight-paned and featuring timber shutters. These windows may have replaced earlier timber framed double hung windows in these locations. There are also timber framed ground floor windows on the west façade. Another early feature is the ventilator in the west gable end. Projecting at the rear is a gabled single storey addition.

Overall, the dwelling appears to be in good condition and of moderate-high integrity.



**Photo 2:** Side (west) elevation, 31 Nantes Street, 2015.



**Photo 3:** Garage outbuilding, 31 Nantes Street, 2015.

## **HISTORY:**

### **Early Residential Development in Newtown West**

#### **Early Land Sales**

In 1847, ten years after the founding of Geelong,<sup>1</sup> Crown land was sold on the west of the Newtown Hill. The sloping, predominantly open grassland boasted northern views to Corio Bay and the You Yangs, and views to the Barwon River valley on the west, including the low lying land that was later to become Queen's Gardens on the west bank of the river. Crown allotment 3 (51 acres and 35 perches respectively) was purchased by Duncan Hoyle (c.1807-1879) (Figure 1), pioneer Scottish squatter of Mt Bute Station near Lismore, Victoria, in 1832, and later the Deputy Lieutenant for and Governor of the County of Bute.<sup>2</sup>

<sup>1</sup> For details on the founding of Geelong, see W.R. Brownhill & I. Wynd, *The History of Geelong and Corio Bay, with postscript 1995-1990*, The Geelong Advertiser, Geelong, 1990.

<sup>2</sup> Moorpanyal Parish Plan, VPRS 16171, Public Record Office Victoria, Outward Passengers Index, Public Record Office Victoria (PROV), *The Australian*, 29 March 1879 and Skipton Historical Society online, February 2016.

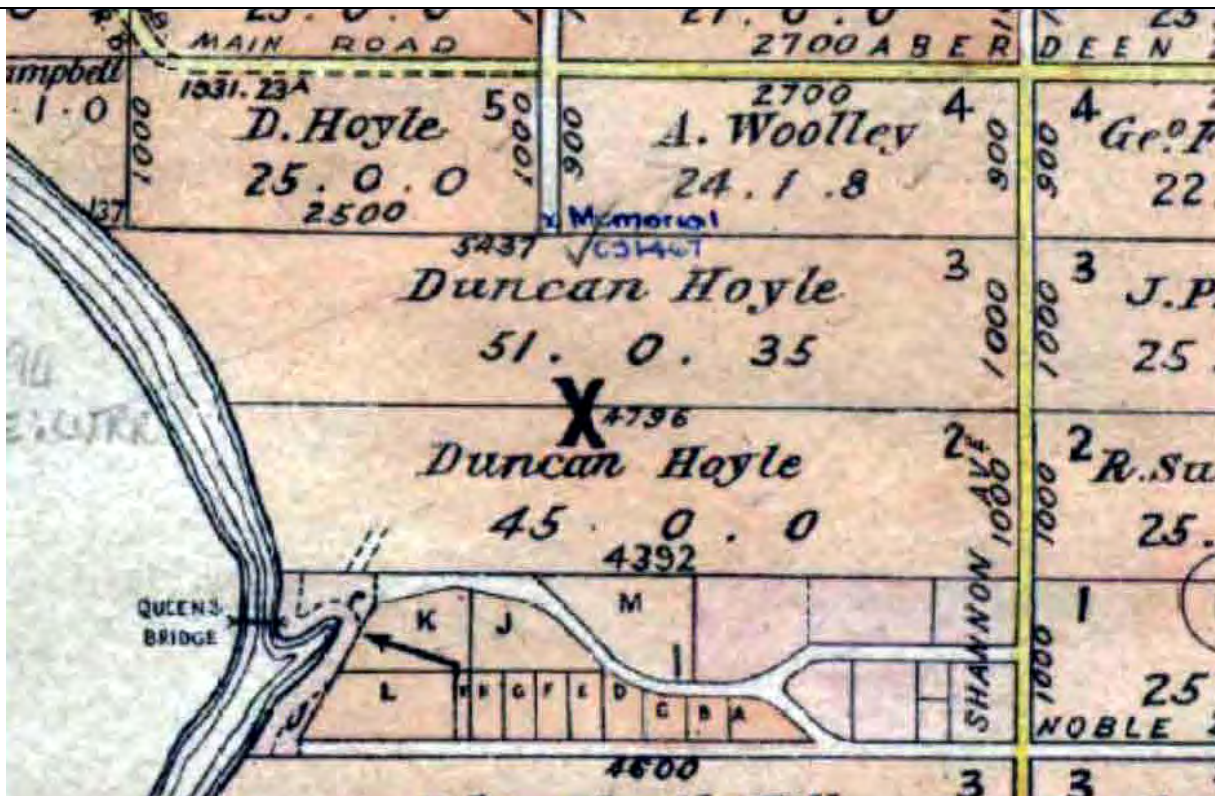


Figure 1: Portion of the Moorpanyal Parish Plan showing Crown allotments 2 & 3 of Section 10 first owned by Duncan Hoyle.  
Source: VPRS 16171, Public Record Office Victoria.

Hoyle's land acquisition precipitated multiple land subdivisions and sales in the following years. In 1852, parts of the northern portions of Allotment 3 of Section 10 appears to have been sold to A. Richardson, Henry Hodge and A. Chappell.<sup>3</sup> Immediately north of Hoyle's original landholdings was Crown Allotment 4 of Section 10 that had been sold to Alfred Woolley, English storekeeper, in 1849.<sup>4</sup> In 1852, he sold the land to John Mason who in turn subdivided it into two rectangular allotments before Robert Reeves acquired the southern allotment and subdivided it into multiple lots.<sup>5</sup>

From 1854, two acres of land were acquired in Allotment 3 by Charles Ibbotson where he established his substantial property, "The Heights".<sup>6</sup> Ibbotson later increased his landholdings to 68 acres, 2 roods and 30 perches, which included land at the then western end of Nantes Street.<sup>7</sup> He transferred ownership of his property to his daughter, Miss Minna Elizabeth Ibbotson prior to his death in 1883.<sup>8</sup> She retained ownership and Title was created in 1908 under her married name, Whyte (she married

<sup>3</sup> D. Hoyle, General Law Memorial Book Register, 1<sup>st</sup> series, & Memorial Book M, file 713, 5 June 1851, Memorial Book I, file 397, General Law Library, Laverton.

<sup>4</sup> Moorpanyal Parish Plan, VPRS 16171, Public Record Office Victoria, Land Application 31459, General Law Library, Land Information Centre, Laverton & 'Alfred Woolley' in Re-Member, database of Victorian Parliamentarians at <http://www.parliament.vic.gov.au/re-member/details/840-woolley-alfred>

<sup>5</sup> Land Application 31459, op.cit.

<sup>6</sup> L. Huddle, "'The Heights' Conservation Analysis Report', prepared for the National Trust of Australia (Victoria), February 1985.

<sup>7</sup> The location and extent of Ibbotson's land is shown in Certificate of Title vol. 3271 fol. 197, when under the ownership of his daughter, Minna Whyte. It is known that Ibbotson transferred other land owned by him prior to his death, including land in Aphrasia Street in 1882 – see Certificate of Title vol. 1402 fol. 369.

<sup>8</sup> Certificate of Title, vol. 3271 fol. 197.

Louis Australia Whyte in 1889).<sup>9</sup> Minna Whyte transferred the property to her son, Louis Melville Whyte in 1915.<sup>10</sup> In 1944, he subdivided the property into multiple allotments, including a 9 lot subdivision of the portion of land in Nantes Street (Figure 2).<sup>11</sup>

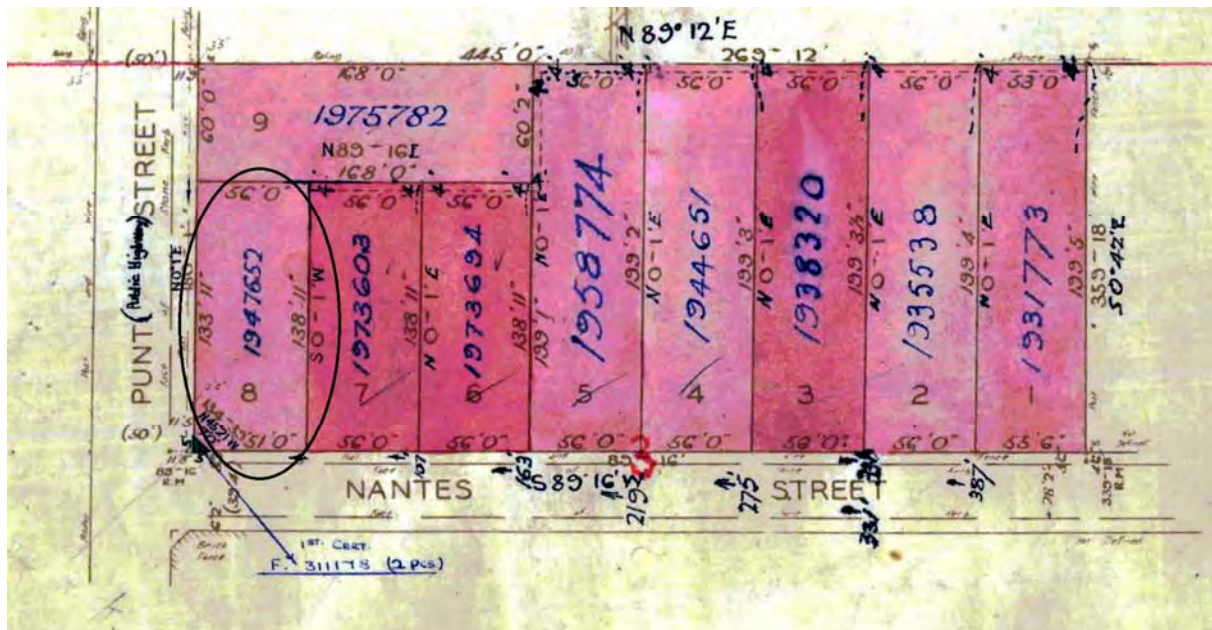


Figure 2: Nine Lot subdivision of land in Nantes Street (lot 8 – 31 Nantes Street is circled).

Source: Certificate of Title vol. 3946 fol. 109.

### History of 31 Nantes Street

The land at 31 Nantes Street, comprising allotment 8 at the north-west corner of Nantes and Punt (now Ruthven) Streets, was purchased by Robert Campbell Anderson of ‘Rannoch House’, Pakington Street, Newtown, on 28 March 1945.<sup>12</sup> He built the existing brick house and garage at a cost of £1400 from 1947-48.<sup>13</sup> It seems that the dwelling took some years to complete (possibly due to restrictions on building materials and as Anderson appears to have been owner/builder) as the Newtown and Chilwell Town Council Rate Book for 1950 still listed him as resident in Pakington Street.<sup>14</sup> Upon completion of the house, Anderson was to live there until his death in 1969.<sup>15</sup>

Robert Campbell Anderson was born on 17 July 1912 at ‘Riawena’, Urquhart Street, Horsham, the son of David and Florence (nee Brown) Anderson.<sup>16</sup> David Anderson operated his own land, stock and finance agency in Horsham known as Messrs David Anderson and Co.<sup>17</sup> Little is known of his education and training, but it is likely that he was educated at the Horsham State and High Schools,

<sup>9</sup> Ibid., Victorian Births, Deaths & Marriages Indexes online, Department of Justice, & *Geelong Advertiser*, 31 December 1890.

<sup>10</sup> Certificate of Title, op.cit.

<sup>11</sup> Ibid., vol. 3946 fol. 109.

<sup>12</sup> Ibid., vol. 6775 fol. 919.

<sup>13</sup> Newtown & Chilwell Town Council Building Permit Register, August 1947, City of Greater Geelong & Newtown & Chilwell Town Council Rate Books 1945-1948, Geelong Library & Heritage Centre.

<sup>14</sup> Newtown & Chilwell Town Council Rate Book, 1950, op.cit. The Victorian Electoral Roll for Newtown & Chilwell in 1949, Geelong Library & Heritage, Centre, also listed Anderson’s address as ‘Rannoch House’, Pakington Street, Newtown.

<sup>15</sup> R.C. Anderson, Probate Administration files, 1969, VPRS 28/P5 Unit 612, PROV.

<sup>16</sup> Victorian Births, Deaths & Marriages Indexes, op.cit. & *The Horsham Times*, 19 July 1912, p.4.

<sup>17</sup> Ibid., 9 February 1923, p.3.

possibly completing his studies at the Geelong College.<sup>18</sup> A mechanical draftsman and engineer,<sup>19</sup> Anderson had relocated to Geelong by the 1930s where he took a keen interest in motorcycles, being a member of the Geelong Sporting Motor Cycle Club.<sup>20</sup> In 1935 was a successful competitor in the third class of the Geelong Annual Reliability Trial (Figure 3), comprising a course of about 100 miles.<sup>21</sup>



Figure 3: Geelong Annual Reliability Trial – Sporting Motorcycle Club, 1935 (Anderson is circled).

Source: *Geelong Advertiser*, 3 August 1935, p.11.

In 1941, R.C. Anderson married Miss Joan Craddock at St. David's Presbyterian Church, Newtown (Figure 4).<sup>22</sup> Miss Craddock was the daughter of Mr and Mrs E.T. Craddock of "Hightrees", Stephen Street, Newtown.<sup>23</sup>

<sup>18</sup> R.C. Anderson's younger brother, Cam, was educated at the Horsham State and High Schools and Geelong College, so it is assumed that Cam Anderson had followed in his brother's educational process. See *The Horsham Times*, 13 February 1942, p.1.

<sup>19</sup> Anderson was described as an engineer in his Will, dated 4 July 1941 and Probate Inventory, dated 19 December 1949. See R.A. Anderson, Probate Administration files, op.cit. The Newtown & Chilwell Town Council Rate Books, op.cit., 1945-50, listed Anderson's occupation as clerk. In the Victorian Electoral Roll, 1949, op.cit., Anderson's occupation was given as mechanical draftsman.

<sup>20</sup> See for example *Geelong Advertiser*, 3 August 1935, p.11 & *The Age*, 14 January 1936, p.12.

<sup>21</sup> *Geelong Advertiser*, 3 August 1935, p.11.

<sup>22</sup> *The Horsham Times*, 4 April 1941.

<sup>23</sup> Ibid.



**Figure 4:** Marriage of Robert Campbell & Joan Anderson, 1941. The groomsman was Jack Anderson (brother of R.C. Anderson) and the bridesmaid was Miss Noel Craddock (sister of Joan Anderson).

Source: *Geelong Advertiser*, 2 April 1941.

R.C. and J. Anderson had three children: David, John and Richard.<sup>24</sup>

On R.A. Anderson's death in 1969, his property at 31 Nantes Street was described in his Inventory of Assets as:

All that piece of land being Lot 8 on Plan of Subdivision No. 15687 ... on which is erected a two-storeyed 5-roomed brick dwelling house with detached garage/laundry/shed – being the house property known as 31 Nantes Street Newtown Geelong – occupied by the deceased as his residence.<sup>25</sup>

The property was valued at \$19,600.<sup>26</sup> Ownership was transferred to Joan Anderson in 1970 and she sold the property in 1979.<sup>27</sup> In 1995, additions and a deck were constructed at the rear.<sup>28</sup>

## COMPARATIVE

### Nantes Street

Although the first houses in Nantes Street were built in the 1850s, with some further limited development in the Federation era, the area was especially transformed during the interwar period with the construction of Bungalows in the 1920s and 1930s.<sup>29</sup> Far fewer dwellings were built immediately after the Second World War in the mid-late 1940s. Immediately neighbouring the subject

<sup>24</sup> R.C. Anderson, Billion Graves online, March 2016.

<sup>25</sup> Anderson, op.cit.

<sup>26</sup> Ibid.

<sup>27</sup> Certificate of Title, op.cit.

<sup>28</sup> Building permit 2637/1995, City of Greater Geelong.

<sup>29</sup> See Newtown West Heritage Precinct history for further details.

---

property, at 17 Nantes Street, is a modest, gabled single storey timber dwelling built in 1949.<sup>30</sup> It has been altered, as has the hipped and gabled dwelling at 23 Nantes Street, also built in 1949.<sup>31</sup> Both of these dwellings are not comparable stylistically to the dwelling at 31 Nantes Street. At 15 Nantes Street, is a contextually substantial, two storey, face brick, postwar Old English styled dwelling built in 1946-47.<sup>32</sup> In terms of construction, scale and provenance, it is similar to 31 Nantes Street, but stylistically it is not comparable.

### **Stylistic Overview**

The design of the dwelling at 31 Nantes Street represents the later evolution of a Georgian Revival style (albeit subtle and austere). As Peter Cuffley in *Australian Houses of the Forties and Fifties* explains:

Affluent families recognised the ownership of property as the very foundation of society. Through land holdings and the building of substantial houses various degrees of social status were clearly defined. Australia's upper classes generally saw themselves as thoroughly British, so it was not surprising that magazines such as *English Country Life* should be influential in matters of domestic architecture and interior decoration. In the [1920s and] 1930s, society architects continued to offer wealthy clients the choice between Georgian Revival and Old English styles, or, very rarely, a dignified example of modern functionalism. These styles remained in favour from the 1920s to the '50s, with smaller versions appearing in respectable middle-class suburbs.<sup>33</sup>

The dwelling at 31 Nantes Street was built by R.C. Anderson at a contextually substantial cost. He was an engineer and part of middle-class Geelong, his and his wife's socio-economic status being embodied in the scale and design of their dwelling. The austere character of the house reflected the restrictions on housing construction imposed during World War Two and that remained in place until the early 1950s,<sup>34</sup> as well as a very subtle modernist influence.

### **Other Local Similarly-Designed Dwellings**

One of the most substantial and refined examples of the Georgian Revival style is 'Hightrees', 26 Stephen Street, Newtown. It was the home of Mrs Anderson's parents, Mr and Mrs E.T. Craddock, from 1935, having been built in 1926-27 for Mrs Mary McLaughlin to a design by Cleverdon and McLaughlin architects.<sup>35</sup> Apart from sharing similar tiled roof construction, 'Hightrees' is not comparable to the dwelling at 31 Nantes Street, given its hipped roof form, rendered 'cincture' wall construction, and regular bays of vertically-oriented timber framed multi-paned double hung windows.

The dwelling at 31 Nantes Street is more comparable to the gabled form of the dwellings at 11 and 30 Stephen Street. The dwelling at 11 Stephen Street was built in 1935 for Geoffrey L. Strachan, woolbroker, to a design by Irwin and Stevenson, Melbourne architects.<sup>36</sup> The dwelling at 30 Stephen Street was built in 1936 for John McEwin, manager of Dalgety and Co.<sup>37</sup> Both these dwellings in Stephen Street have rendered brick wall construction, broad eaves, simple chimneys, and regular bays of windows although the symmetry of the dwelling at 30 Stephen Street is offset by the projecting rectangular bay on the east side. Overall, the dwelling at 31 Nantes Street is only partially comparable

---

30 The date of construction is based on the Geelong Waterworks & Sewerage Trust Plan of Drainage, Barwon Water & City of Greater Geelong.

31 Ibid.

32 See heritage citation for 31 Nantes Street.

33 P. Cuffley, *Australian Houses of the Forties & Fifties*, The Five Mile Press, Rowville, 2007, p.35.

34 *Ibid.*, p.21.

35 See Newtown West Heritage Precinct history and citation for 26 Stephen Street for further details.

36 See Newtown West Heritage Precinct history and citation for 11 Stephen Street for further details

37 See Newtown West Heritage Precinct history and citation for 30 Stephen Street for further details

**Newtown West Heritage Review 2015-16**

**PLACE NAME:** Dwelling

Place No. NW03

**ADDRESS:** 31 Nantes Street, Newtown

Assessment Date: Apr 2016

---

to these dwellings, given its clinker brick walls and more austere character and detailing, a consequence of its immediate postwar construction.

**Newtown West Heritage Review 2015-16**

PLACE NAME: Dwelling

Place No. NW05

ADDRESS: 325 Shannon Avenue, Newtown

Assessment Date: May 16, Updated Oct 16

**Historic Themes:**

Theme 6.3: Shaping the Suburbs

**Condition:** Fair-Good**Integrity:** Predominantly Intact**Photograph Date:** 12 May 2016**CURRENT HERITAGE STATUS ON STATUTORY REGISTERS**

Victorian Heritage Register: No

Victorian Heritage Inventory: No

Local Planning Scheme: No

**CURRENT HERITAGE STATUS ON OTHER REGISTERS:**

National Trust (Victoria) Register: No

**RECOMMENDED LEVEL OF SIGNIFICANCE:**

Local Significance

**RECOMMENDATIONS:**Recommended for inclusion in the Victorian Heritage Register: **No**Recommended for inclusion in the Victorian Heritage Inventory: **No**Recommended for inclusion as a Heritage Overlay in the Planning Scheme: **Yes****Schedule to the Heritage Overlay**External Paint Controls Should Apply? **Yes**Internal Alteration Controls Should Apply? **No**Tree Controls Should Apply? **No**Fences &/or Outbuildings of Note? **Yes (front iron palisade fence and gate)**Prohibited Uses May be Permitted? **No**Incorporated Document **No****Other Recommendations****STATEMENT OF SIGNIFICANCE:****What is Significant?**

The predominantly intact dwelling at 325 Shannon Avenue, Newtown has significance as one of the earliest, unusual and most notable known examples of the Old English Revival type in the Greater Geelong area. Built in 1935 to a design by the notable Melbourne architects and engineers, A.C. Leith and Associates, it was constructed by J. Dew for Edward Thomas Mervyn Garlick, well-known and respected engineer, and his wife, Marion Isobel Garlick, musician. The significant fabric includes: the asymmetrical and picturesque composition of steeply-pitched two storey gabled roof forms that traverse the site and project towards the front, rear single storey hipped wing, broken back post-supported front porch with decorative timber brackets, corrugated sheet metal roof cladding, modest eaves, and the substantial brick chimneys on the north side (including the pointed coping to the east chimney, tapestry brick bands and the round pots). Other significant fabric includes: the timber framed double hung windows (arranged singularly, in pairs and banks of three), skillion

dormer in the main front roof face with timber framed casement windows, timber window shutters, modest eaves, timber bargeboards, soldier-coursed brick window lintel, brick window sills, timber window shutters, front entrance doorway, and the wall vents (including the vents arranged in three in the gable ends, being a stylised contemporary interpretation of the Gothic-inspired trefoil motif). While the front cast iron palisade fence (with a bluestone plinth) predates the construction of the dwelling (having been erected in c.1895), it also contributes to the significant front setting.

**How is it significant?**

The dwelling at 325 Shannon Avenue, Newtown, is historically and aesthetically significant at a LOCAL level.

**Why is it significant?**

The dwelling at 325 Shannon Avenue has historical significance for its associations with residential development in Newtown during the interwar era, being a physical legacy of residential life of the professional class. (Criterion A). The house has particular associations with the architects and engineers, A.C. Leith and Associates as a rare example of their traditionalist interwar work in Geelong. It has further associations with the local builder, J. Dew. Although the associations with the original owners, Edward Thomas Mervyn Garlick (a well-known and widely respected engineer) and his wife, Marion Isobel Garlick (nee Skinner) (musician), were not enduring, the notable scale, design and construction reflects their socio-economic status. The dwelling replaced an earlier timber Late Victorian villa that had been built in 1895 for Jane Walker and her husband, William Walker, omnibus proprietor. They had also built the adjoining former bus stables to the south at 327 Shannon Avenue, and the neighbouring semi-detached brick dwellings to the north at 321-323 Shannon Avenue. The existing cast iron palisade front fence and gate were built at this time, the fence and gate therefore being a legacy of the earlier development on the site.

The dwelling at 325 Shannon Avenue, Newtown, has aesthetic significance as a predominantly intact, early, unusual and most notable known example of the Old English Revival type in the Greater Geelong area (Criteria D & E). Most Old English Revival styled dwellings in the area were built in the interwar and early postwar years, with the house at 325 Shannon Avenue being one of the earlier examples, having been erected in 1935. Although the dwelling shares a similar steeply-pitched gabled composition as a number of Old English styled houses in Greater Geelong, it is one of the most substantially-scaled and unusual, given its cream brick wall construction. In Newtown, it is comparable to the locally significant dwelling at 15 Nantes Street (being a more modest example of clinker brick wall construction and terra cotta tiled roofs). Within the municipality, it is comparable to the locally significant dwelling at 7 Morris Street, Belmont, sharing a similar scale and composition (the dwelling in Belmont however being of clinker brick wall construction and terra cotta tiled roof cladding, and featuring a more prominent front skillion porch).

**Heritage Overlay Map**

It is recommended that the heritage overlay is applied to the Title boundaries of the property at 325 Shannon Avenue, Newtown, as shown on the following map:



Source of base Map: NearMap, 29 October 2015.

**DESCRIPTION:**

The dwelling at 325 Shannon Avenue, Newtown, is situated on an average-sized rectangular allotment for the area. There is a generous front setback with an open grassed area, perimeter garden beds, brick pedestrian path and several trees and shrubs, and narrow side setbacks. Also at the front is an original cast iron palisade fence on a bluestone plinth, being approximately 1500 mm high. The fence returns for approximately 4 m on the north side, with a high timber paling fence forming the remainder of the north boundary. At the rear is a small yard that is heavily treed.

The asymmetrical, two storey, face cream brick, interwar Old English styled dwelling is characterised by a steeply-pitched gabled roof form that traverses the site, together with a two storey gabled wing that projects at the front and a single storey hipped wing that extends at the rear. In the main traversing front gabled roof face is an original skillion dormer. Also at the front is a broken-back post-supported entrance porch with decorative timber brackets. The roofs are clad in corrugated sheet metal. On the north side are two expressed brick and substantially-scaled chimneys. The front chimney has a pointed coping on the east (front) side. There are tapestry brick bands to the tops of the chimneys, the front chimney also having round pots.

Other early features include the modest eaves, timber bargeboards, timber framed double hung windows (arranged singularly, in pairs and banks of three), timber framed dormer casement windows, soldier-coursed brick window lintel, brick window sills, timber window shutters, front entrance doorway, and the wall vents (including the vents arranged in three in the gable ends, being a stylised contemporary interpretation of the Gothic-inspired trefoil motif).

Overall, the dwelling appears to be in fair-good condition when viewed from the front. There is evidence of deterioration in some of the timber shutters. The dwelling is also predominantly intact.



**Photo 2:** Front (east) elevation (from north side), 325 Shannon Avenue, May 2016.



**Photo 3:** Front (east) elevation (from south side), 325 Shannon Avenue, May 2016.



**Photo 4:** Detail of front fence, 325 Shannon Avenue, May 2016.

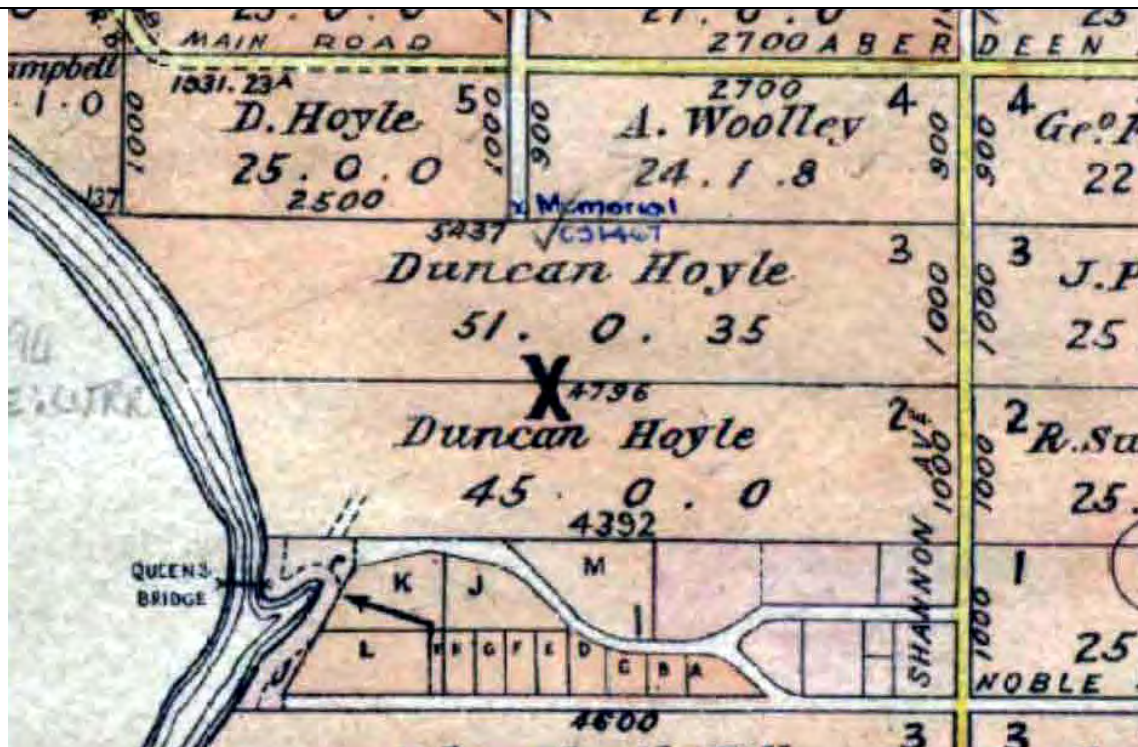
## **HISTORY:**

### **Early Land Sales**

In 1847, ten years after the founding of Geelong,<sup>1</sup> Crown land was sold on the west side of the Newtown Hill. Crown allotment 2 of Section 10 in the Parish of Moorpanyal, comprising 24 acres, 1 rood and 8 perches, was purchased by Duncan Hoyle (c.1807-1879) (Figure 1), pioneer Scottish squatter of Mt Bute Station near Lismore, Victoria, in 1832, and later the Deputy Lieutenant for and Governor of the County of Bute.<sup>2</sup> A small portion of Hoyle's land comprises the property at 325 Shannon Avenue today.

<sup>1</sup> For details on the founding of Geelong, see W.R. Brownhill & I. Wynd, *The History of Geelong and Corio Bay, with postscript 1995-1990*, The Geelong Advertiser, Geelong, 1990.

<sup>2</sup> Moorpanyal Parish Plan, VPRS 16171, Public Record Office Victoria, Outward Passengers Index, Public Record Office Victoria, The Australian, 29 March 1879 and Skipton Historical Society online, February 2016.



**Figure 1:** Portion of the Moorpanyal Parish Plan showing Crown allotments 2 & 3 of Section 10 first owned by Duncan Hoyle.  
Source: VPRS 16171, Public Record Office Victoria.

In subsequent years, Hoyle subdivided his land at Newtown into smaller allotments. The land fronting Lawrence (now Leslie) Street was sold to W.D. Shingfield in 1856, a recently-arrived Welsh carpenter who had emigrated with his English wife, Louisa, from Southampton in 1854.<sup>3</sup> Shingfield's land extended along West Melbourne Road (Shannon Avenue) and backed onto Aphrasia Street.<sup>4</sup> There, he built a one-roomed brick dwelling that was extended into a two-roomed brick and weatherboard dwelling in 1857.<sup>5</sup> In 1879, the dwelling comprised four rooms and the property included a greenhouse and large garden.<sup>6</sup>

### Building Developments in 1895

On 11 June 1895, the *Geelong Advertiser* outlined that 'Messrs H. Blomfield Brown and Co. report having sold Mr Thinfield's [sic. – Shingfield's] property situated at the corner of West Melbourne road and Aphrasia-street, Newtown, to Mrs Walker, for the sum of £675 cash.'<sup>7</sup> Mrs Jane Walker was the wife of William Walker, omnibus proprietor. She was independently wealthy and it seems she helped fund her husband's business adventures (for further details see the heritage citation NW04 for 321-323 Shannon Avenue).

Jane and William Walker appear to have had Shingfield's dwelling and garden cleared from the site immediately after acquisition of the property. They established three developments in 1895-96: semi-detached brick dwellings at 321-323 Shannon Avenue, a timber dwelling at 325 Shannon

<sup>3</sup> Assisted Immigrants Indexes, Public Record Office Victoria, Assisted & Unassisted Passenger List for David & Louisa Shingfield at [www.ancestry.com.au](http://www.ancestry.com.au) & Geelong Town Council Rate Book, 1856, Geelong Library & Heritage Centre.

<sup>4</sup> See Geelong Town Council Rate Books, op.cit. & *Geelong Advertiser*, 11 June 1895, p.4.

<sup>5</sup> Geelong Town Council Rate Books, op.cit., 1856 & 1857.

<sup>6</sup> *Geelong Advertiser*, 2 December 1879. A description was given of the property as part of a sale notice. The property did not sell at this time.

<sup>7</sup> *Ibid.*, 11 June 1895, p.4.

Avenue, and 11-stall bluestone stables, store house and shops at 327 Shannon Avenue for William Walker's omnibus business.<sup>8</sup> The local architect, Thomas Seeley, designed the brick semi-detached dwellings at the north end (321-323 Shannon Avenue) and the brick and stone stables and coach house at the south end (327 Shannon Avenue) in 1895.<sup>9</sup> He is therefore likely to have designed the symmetrical timber dwelling at 325 Shannon Avenue (being a smaller version of the semi-detached dwellings at 321-323 Shannon Avenue).

The Walkers' development of the land between 321 and 327 Shannon Avenue is shown in an aerial image in October 1927 (Figure 2). Centrally located was the timber dwelling at 325 Shannon Avenue. A cast iron palisade fence (of identical construction to the front fences at 321-323 Shannon Avenue) was located on the front boundary, as was a pedestrian gate at the north end.



**Figure 2:** Aerial view of Newtown looking west showing the dwellings at 321-323 Shannon Avenue (right) and the omnibus stables (left), October 1927. Source: C. Pratt, La Trobe Picture collection, State Library of Victoria, accession H91.160/911.

The timber dwelling at 327 Shannon Avenue was occupied by William and Jane Walker and their family from 1895 until c.1899 (they also appear to have temporarily occupied the adjoining semi-detached dwelling at 323 Shannon Avenue in 1896-97).<sup>10</sup>

In 1902, Jane Walker sold the three properties at 321-327 Shannon Avenue. The central property with the timber dwelling at 325 Shannon Avenue was purchased by John McGann, a cabman.<sup>11</sup> He lived there until 1911 when he sold the property to Lloyd Hooper, grocer.<sup>12</sup> In 1912-13, Hooper

<sup>8</sup> See Newtown & Chilwell Rate Books, op.cit., 1895-96. See also heritage citation NW04, 321-323 Shannon Avenue for further details.

<sup>9</sup> *Geelong Advertiser*, 26 June 1895 & 16 July 1895. Seeley called tenders for the construction of the stables and semi-detached villas on these dates respectively.

<sup>10</sup> Newtown & Chilwell Rate Books, op.cit., 1896-97. William Walker was listed as occupier and Jane Walker as owner.

<sup>11</sup> Ibid., 1902. See also Memorial Book 4, No. 34, 4 April 1903 in the collection of the current owner of the property.

<sup>12</sup> Newtown & Chilwell Rate Books, op.cit., 1910-11 & 1911-12. See also Memorial Book 463, No. 146, 1 November 1912 in the collection of the current owner.

leased the property to Hugh McDonald a carter.<sup>13</sup> From 1915-16, it was occupied by Elizabeth Daniel until c.1918 when it was leased to John Young.<sup>14</sup> Hooper sold the dwelling to Percy G. Burn, builder, in 1919.<sup>15</sup> Five years later in 1924, Burn sold the property to Henry Brindley Williams.<sup>16</sup> He leased it to Agnes Scott.<sup>17</sup>

### **History of Existing Dwelling**

The area to the west Shannon Avenue underwent considerable residential development in the early 20<sup>th</sup> century, and particularly during the interwar era. Numerous interwar Bungalows were erected, including those on the north side of Aphrasia Street nearby the subject property.<sup>18</sup> Others, including more substantial two storey interwar Georgian Revival dwellings, were built in Stephen Street in the 1920s and 1930s. Most properties were built for retired graziers, teachers, businessmen, sportspeople and others of the middle and professional classes.<sup>19</sup>

In 1934, the timber dwelling at 325 Shannon Avenue was sold to Mrs Marion Isabel Garlick of Echuca.<sup>20</sup> With her husband, E.T.M. Garlick, she had the timber dwelling demolished.<sup>21</sup> Mrs Garlick commissioned the Melbourne architects and engineers, A.C. Leith and Associates, to design a new dwelling in late 1934.<sup>22</sup> It might have been through the Victorian Institution of Civil Engineers (where Leith was chairman)<sup>23</sup> that brought about a possible association between E.T.M. Garlick and Leith, and ultimately, the commission to design the new home in Newtown. The substantial brick residence was to feature picturesque, steeply-gabled roof forms including gable and skillion attics at the front. At the rear, a skillion laundry, fuel store and toolshed outbuilding was proposed, together with a gabled garage, with vehicle access from Laurence Street.

---

13 Newtown & Chilwell Rate Books, op.cit., 1912-13.

14 Ibid., 1916-17 & 1919.

15 Ibid., 1919.

16 Memorial Book 509, No. 219, 12 March 1924, in the collection of the current owner.

17 Newtown & Chilwell Rate Books, op.cit., 1924.

18 See Newtown Heritage Precinct citation for further details.

19 Ibid.

20 Newtown & Chilwell Rate Book, op.cit., 1934. See also Memorial Book 546, No. 874, 31 January 1935, in the collection of the current owner.

21 Newtown & Chilwell Rate Books, op.cit., 1935. The entry listed land then dwelling.

22 The drawings by A.C. Leith and Associates for the dwelling are in the collection of the current owner.

23 P. Roser, 'A.C. Leith & Bartlett' in P. Goad & J. Willis (eds.), *The Encyclopedia of Australian Architecture*, Cambridge University Press, Port Melbourne, 2012, p.403.



**Figure 3:** A.C. Leith & Associates, Drawing of 'New Brick Veneer Residence, Shannon Avenue, Geelong, for Mrs E.M. Garlick', n.d. [c.1934 & contract date 7 January 1935]. Source: Private collection of current owner of the dwelling.

Soon after, Mrs Garlick engaged the builder, J. Dew, to construct a new substantial brick dwelling at a cost of £1250.<sup>24</sup> A building permit for the new dwelling was sort from the Newtown and Chilwell Council on 10 January 1935.<sup>25</sup> A few months later on 24 July 1935, E.T.M. Garlick made application for a permit for an office addition.<sup>26</sup> Garlick was not to see the office realised as he died on 23 September 1935.<sup>27</sup>

Marion Garlick relocated to Melbourne in 1936.<sup>28</sup> The dwelling was leased to Arthur Swain in 1940.<sup>29</sup> Mrs Garlick maintained ownership of the property until her death on 12 December 1942<sup>30</sup> when the property was described as follows:

All that piece of land being part of Allotment 2 Section 10 Parish of Moorpanyal County of Grant more particularly described in Conveyance registered Number 874 Book 546, having a frontage of 51'6" to Shannon Avenue, Newtown, Geelong by a depth of 148', and a frontage of 21' to Lawrence [now Leslie] Street by a depth of 64', giving access to the land fronting Shannon

<sup>24</sup> Newtown & Chilwell Building Permit Register, 10 January 1935, entry 22, City of Greater Geelong.

<sup>25</sup> Ibid.

<sup>26</sup> Ibid., 24 July 1935, entry 70.

<sup>27</sup> Victorian Births, Deaths & Marriages Indexes online, Department of Justice.

<sup>28</sup> Newtown & Chilwell Rate Book, op.cit., 1936.

<sup>29</sup> Ibid., 1940.

<sup>30</sup> Victorian Births, Deaths & Marriages Indexes, op.cit.

Avenue, upon which is erected two storey brick veneer residence of 9 rooms and conveniences and outbuildings.<sup>31</sup>

The property was valued at £1700 and it was sold to Norma Bigmore in 1943.<sup>32</sup>

Miss Marion Isobel Skinner was born in 1886 at Beechworth to Dr David and Mrs Wilhelmina Morton Skinner (nee Coult).<sup>33</sup> Dr David Skinner was from Scotland where he trained as a medical practitioner.<sup>34</sup> He emigrated to Beechworth in 1882 where he was appointed senior medical officer at the Ovens District Hospital.<sup>35</sup> He later carried on two local medical practices.<sup>36</sup> Following her initial schooling, Miss Marion Skinner completed three diplomas in music at the University of Melbourne in 1906.<sup>37</sup>



---

**Figure 4:** Marion "Belle" Skinner, pre 1910.  
Source: Liesl Nilsson private collection.

---

In 1908, Miss Marion Skinner married Edward Thomas Mervyn Garlick in the drawing room of Miss Skinner's parents' home, 'Balgownie', Beechworth.<sup>38</sup> They had two daughters, Lucy Isobel (born 1911) and Liesl (born 1928).<sup>39</sup>

---

31 M.I. Garlick, Probate Administration files, 1942, VPRS 28/P3 Unit 3770 PROV.

32 Newtown & Chilwell Rate Book, op.cit., 1943. See also Memorial Book 574, No. 639, 8 June 1943, in the collection of the current owner.

33 Victorian Births, Deaths & Marriages Indexes, op.cit.

34 *Myrtleford Mail & Whorouly Express*, 15 August 1918.

35 *Ibid.*

36 *Ibid.*

37 *Ovens & Murray Advertiser*, 29 December 1906, p.2.

38 *Punch*, 14 May 1908, p.31.

E.T.M. Garlick was born at the home of his mother, Harriet Marie Garlick (nee Blake) in 1883.<sup>40</sup> Tragically, his father, Edward Charles Garlick, died in April 1883, before E.T.M. Garlick's birth. His death was only four months after his marriage to Harriet Blake at St. Matthew's Church, Prahran, by E.C. Garlick's father, the Rev. T.B. Garlick.<sup>41</sup> E.T.M. Garlick was educated at Melbourne Grammar School and subsequently took up mining engineering studies at the School of Mines, Bendigo between 1903 and 1906.<sup>42</sup> At this time, Garlick became an associate of the Bendigo School of Mines, was to become a member of the Institute of Engineers of Australia, the Institute of Civil Engineers (England), a licensed surveyor, a fellow of the Chemical Society, and a qualified mining engineer.<sup>43</sup> It appears to have been during his engineering studies at the School of Mines when he met Miss Skinner. Soon after 1906, Garlick relocated to North Queensland to work on the Hampden-Cloncurry copper mines.<sup>44</sup> Following their marriage at Beechworth, Edward and Marion Garlick returned to Cloncurry.<sup>45</sup> They relocated to Victoria soon after, following Mrs Garlick having contracted dengue fever.<sup>46</sup> In 1935, the *Riverine Herald* gave further details of Garlick's career:

During Mrs Garlick's long illness in a private hospital, Mr Garlick found opportunities for engineering work with the Victorian Railways and later was appointed engineer to the Shire of Bannockburn near Geelong, where they took up their residence. Mr Garlick took up the study of sewerage engineering, during which time he added to the diplomas already held by him for engineering. His first big work was the sewerage of Colac. Subsequent to this he improved his knowledge of sewerage installation by visits abroad to many countries, including the United States, England and the Continent, Germany receiving special attention. In 1927 Mr Garlick was invited to make the first survey for the proposed sewerage of Echuca and subsequently was appointed to carry out the whole work. Whilst carrying out this work, Mildura also appointed him to instal [sic.] sewerage in that city. Both Echuca and Mildura received the benefits of the knowledge gained from his visits abroad and these schemes contain the most up-to-date ideas on sewerage of any in the Commonwealth containing as they do the best features of the different schemes in operation in the U.S.A. and the Continent. Another additional appointment secured some little time ago by Mr Garlick had been the sewerage of Shepparton in conjunction with a partner. Notwithstanding his exceptionally busy life, Mr Garlick found time to be interested in grazing pursuits and acquired a part of Chah Sing estate at Moulamein in 1927.<sup>47</sup>

Garlick was also adviser to the Kyneton, Ararat and Dandenong Sewerage Boards, and a member of the Royal Commission on Sanitation.<sup>48</sup> With Professor Martin, he founded the engineering school at the Gordon Institute, Geelong, where for several years he was one of its instructors.<sup>49</sup>

Garlick was also a keen sportsman. In his younger years, he was a footballer and a walker, winning the one mile and three mile walking championship of Victoria in 1902.<sup>50</sup> In 1920, Garlick organised a

---

39 Victorian Births, Deaths & Marriages Indexes, op.cit., for the birth of Lucy Garlick. See *The Argus*, 11 February 1928, for the birth notice of Leisel Garlick.

40 Victorian Births, Deaths & Marriages Indexes, op.cit.

41 *The Argus*, 21 December 1881, p.1 & 24 April 1883, p.1.

42 *Bendigo Advertiser*, 19 October 1903, 1 January 1904 & 11 January 1906, *The Riverine Herald*, 25 September 1935, p.2 & *Australasian*, 5 October 1935.

43 *Ibid.*

44 *Riverine Herald*, op.cit.

45 *Ibid.*

46 *Ibid.*

47 *Ibid.*

48 *Australasian*, op.cit.

49 *Ibid.*

rowing regatta for past and present public school boys at Barwon Heads,<sup>51</sup> the seaside town where his mother owned and operated 'Monomeeth' guest house, Flinders Parade.<sup>52</sup> In his later years in Echuca, he was involved in cricket and tennis where he made many friends.<sup>53</sup> Having 'been in bad health for some considerable time,' Garlick died in 1935.<sup>54</sup> He was revered as 'one of the best known sewerage engineers in Victoria.'<sup>55</sup>



**Figure 5:** E.T.M. Garlick, n.d.  
Source: Liesl Nilsson private collection.

---

E.T.M. Garlick's first daughter, Lucy, became a trained nurse. She served in Papua New Guinea during the Second World War.<sup>56</sup> After the war in 1950, she was appointed by the West Australian Health Department to attend to the welfare of women and children through the Kimberley area.<sup>57</sup> The following year in 1951, she invented the anatomical 'body chart', 'a simple but ingenious idea, which together with the medical chests greatly assisted FDS [Flying Doctor Service] doctors in their diagnosis and treatment of patients during remote telephone and radio consultations.'<sup>58</sup>

---

50 *Ibid.*

51 *Geelong Advertiser*, 30 January 1920.

52 Mrs Harriet Garlick purchased 'Monomeeth' in c.1915. Additions were carried out at this time to a design by Seeley, King and Everett architects. See *Geelong Advertiser* 25 November 1915. See also the heritage citation in D. Rowe & L. Huddle, 'Greater Geelong Outer Areas Heritage Study', vol.4, prepared for the City of Greater Geelong, 2000.

53 *Riverine Herald*, *op.cit.*

54 *Ibid.*

55 *Australasian*, *op.cit.*

56 Information provided by phone from a descendant of the Garlick family 30 August 2016.

57 S. Persson, *The Royal Flying Doctor Service of Australia*, Exisle Publishing, 2010, p.26, Google Books online.

58 *Ibid.*



---

Figure 6: Liesl & Lucy Garlick, n.d. Source: Liesl Nilsson private collection.

---

## COMPARATIVE

### A.C. Leith & Associates & Their Other Designs in Geelong the 1930s

Arthur Cedric Leith (1897-1972) followed his father and grandfather into the architectural profession.<sup>59</sup> His grandfather, George Brown Leith (1858-1937) emigrated from Scotland in 1879 and commenced practice in Collins Street, Melbourne.<sup>60</sup> During the First World War, the practice lapsed and it was revived by A.C. Leith's father, George Burrige Leith, to become G.B. and G. Burrige Leith.<sup>61</sup> Following the appointment of George Burrige Leith as chief architect of the State Savings Bank, it was not until 1925 when A.C. Leith revived the firm.<sup>62</sup> In 1929, the practice amalgamated with the practice of Haddon

---

59 Roser, *op.cit.*

60 *Ibid.*

61 *Ibid.*

62 *Ibid.*

and Henderson following Haddon's death.<sup>63</sup> In late 1934, after returning from gaining extensive architectural experience abroad, Harold E. Bartlett (formerly an Associate Head of the Architectural School at the Gordon Institute of Technology, Geelong), joined Leith's practice.<sup>64</sup> The firm developed an eclectic design approach which included some traditionalist designs like the dwelling at 325 Shannon Avenue, as well as a more contemporary Modernist Functionalist idiom for town hall and flat designs, following Bartlett's exposure to European architectural trends.

The dwelling at 325 Shannon Avenue is the only known traditionalist residential design by A.C. Leith and Associates in Geelong in the 1930s. These architects were responsible for the more contemporary Modern Functionalist styled, two storey cream brick, shallow gabled 'Angarrack Flats', 238 Latrobe Terrace, Geelong West, in 1936,<sup>65</sup> a year after the construction of the dwelling at 325 Shannon Avenue. The contrasting design approaches reflects the eclectic approach of the architects, the dwelling at 325 Shannon Avenue possibly being one of the later examples of their traditionalist work.

### **Other Old English Revival Dwellings in Greater Geelong**

The dwelling at 325 Shannon Avenue is one of the earliest, unusual and most notable known examples of the Old English Revival type in Newtown. The picturesque composition of steeply-pitched gabled roof forms, prominent chimneys, dormer windows and timber framed windows were some of the architectural features that reflected the style, although the cream brick wall construction is a locally early example of the use of this type of brickwork. Further details about the historical development of the Old English style are given in *Australian Houses of the Twenties and Thirties*:

One of the noticeable trends in the fashion for Tudor or Old English styles was the movement in the late 1920s toward the use of brick walls, sometimes entirely in the dark clinker type, or in other cases rendered or finished in roughcast. The inclusion of imitation half-timbering in the black and white tradition declined ... It was a type of house which appeared in many parts of Australia throughout the 1930s and even beyond into the post World War II era.<sup>66</sup>

Nearby at 15 Nantes Street is another example of the Old English style. This dwelling was built ten years after the dwelling at 325 Shannon Avenue in 1946-47 for the returned soldier, Arthur Stanley Wood and his wife, Jean Wood.<sup>67</sup> The house shares a similar composition with the dwelling at 325 Shannon Avenue, whereby there is a traversing steeply pitched gabled roof form and a projecting gabled wing, modest main entrance porch formed as an extension of the main roof, front dormer window and prominent chimney. However, the chimney is located at the front and not at the side, and the dwelling is constructed of terra cotta roof tiles and clinker brick walls. It is a more modest and rudimentary example compared to the dwelling at 325 Shannon Avenue.

At least four postwar, clinker brick, Old English styled dwellings with tiles roofs were built in Belmont in the 1940s (with another two dwellings built in the early 1950s). These dwellings are at 25 Amundsen Street (built in 1947-48 by Eric Lyons); 7 Morris Street (built 1948-49 for Albert Dalglish); 22 Peary Street (built in 1940-41 by Eric Lyons); and 22 Regent Street (built 1947-48).<sup>68</sup> Of these houses, the dwelling at 7 Morris Street (which is predominantly intact) is the most comparable, given its

---

63 *Ibid.*

64 D. Rowe & W. Jacobs, 'Ashby Heritage Review', vol. 1, prepared for the City of Greater Geelong, 2010, pp.363-364.

65 *Ibid.*

66 P. Cuffley, *Australian Houses of the Twenties & Thirties*, The Five Mile Press, Noble Park, 1989, pp.125-126.

67 See heritage citation NW02, 15 Nantes Street, Newtown, for further details.

68 D. Rowe (peer-reviewed by W. Jacobs), 'Belmont Heritage Review', vol.3, prepared as a review of the 'Greater Geelong Outer Areas Heritage Study' by D. Rowe & L. Huddle for the City of Greater Geelong, 2007.

contextually large-scaled steeply pitched, two storey gabled roofs (a main traversing gable and a projecting gabled wing towards the front), substantial side chimney and banks of timber framed windows. This dwelling also has a skillion dormer projecting from the front gable (but this dormer is larger than that a 325 Shannon Avenue). Unlike the dwelling at 325 Shannon Avenue, there is a basement garage and a larger front verandah/porch formed under the main traversing roof.

Another similarly-substantial postwar Old English styled brick dwelling of the 1940s is 'Thuruna', 17 Bell Parade, Geelong, built in c.1940.<sup>69</sup> It has similarly composed steeply-pitched gabled roofs with a projecting gabled wing at the front, but it differs from the dwelling at 325 Shannon Avenue in that the projecting minor gabled wing extends to form an arched porch and low wall, the front of the gable has a faceted bay window with hipped roof. The chimney design and location also differ, as do the roof and wall construction.

---

<sup>69</sup> L. Huddle, L. Honman & R. Aitken, 'City of Geelong West Urban Conservation Study', vol. 2, prepared for the City of Geelong West, 1986.