

City East Heritage Area, Geelong

Address	Alexandra Avenue, Eastern Beach Road, Fitzroy Street, Garden Street, Heath Lane, Lake Street, Long Lane, Malop Street, Merrell Lane, Myers Street, Park Street, Penang Place, Pevensey Crescent, Pevensey Street, Ryrie Street, Swanston Street, Sydney Avenue, Sydney Parade, Wheeler Place, Geelong.
Significance	Local
Significant Dates	Circa 1850-1940s as well as circa 1950-60s to Eastern Beach Road
Period/s	Victorian, Federation, Interwar & Post-war
Building Types	Residential
Previous Assessment	Included most of Urban Conservation Areas 3.3, 3.4, 3.6 and 3.7 (G Butler, Geelong Conservation Study, 3-4)



347-349 Ryrie Street



244 Malop Street



249 Malop Street



40 Eastern Beach Road

Statement of Significance

What is Significant?

The City East Heritage Area including residential buildings and a few public and commercial properties dating from the Victorian, Federation and Interwar periods as well as mature street plantings and early street infrastructure including basalt kerbing and channelling. High quality residences constructed in the 1950s and circa 1960s to Eastern Beach Road (or adjacent) are also significant.

How is it Significant?

The City East Heritage Area is of local historic and aesthetic significance to the City of Greater Geelong.

Why is it Significant?

Historically, the City East Heritage Area is significant as a mostly residential area that was largely developed during the Victorian, Federation and Interwar periods when many buildings were erected on the fringe of the commercial centre of Geelong. It is significant for the large percentage of high quality housing which reflects its premier location on the hill overlooking both Corio Bay and the Botanic Gardens and in close proximity to the commercial centre. Most of the precinct is located in the Eastern Extension of the town which was surveyed in 1854, five years after the first land sales in Geelong. Substantial houses from this period, including *Corio Villa* and *Merchiston Hall*, are indicative of the wealth in the Geelong area at this time. Remaining early cottages from this period are also significant though most of these have been lost (several remain in the nearby Austin Park and Environs Heritage Precinct).

Following a period of slow development during the 1860-70s, many houses were erected in the Late Victorian, Federation and Interwar periods, reflecting the growth in Geelong during this time. Development from each of these periods included substantial houses built in premier locations such as Eastern Beach Road, Garden Street, Ryrie Street and Pevensey Crescent. By the mid-1920s much of the precinct had been developed, though large holdings including substantial gardens remained to the north overlooking Corio Bay. As these larger allotments were subdivided, other high quality housing was erected on Eastern Beach Road, with some land not developed until the mid-20th century.

The City East Heritage Area also includes two church complexes which have buildings surviving from the key periods of development. The Shenton Methodist Church complex includes an early Victorian period hall, a Federation period house and an Interwar period church whilst the St Andrew's Uniting Church is a Federation period building with later limestone cladding. Also located in the precinct are two Victorian era commercial premises (shop and former hotel) that bookend Malop Street, a key thoroughfare in the area. The former hotel on the corner of Swanston Street was established in the first phase of development that occurred in the precinct during the 1850s and the late Victorian shop on the corner of Garden Street was constructed when the population of the City East Heritage Area quickly increased. (Criterion A)

The City East Heritage Area is of aesthetic significance for the largely intact residences constructed from the 1850s to the 1940s within streetscapes unified by grassed verges, groups of mature trees and early infrastructure including sections of basalt kerbing and channelling. The precinct has a distinctive mid-19th century street layout which includes the curved street Pevensey Crescent and the St Andrew's Cross formed by Sydney Avenue and Sydney Parade.

There are fine residences from the Victorian, Federation and Interwar periods with some good examples from the mid-20th century to Eastern Beach Road. Houses in the precinct range from small timber cottages to substantial two and three storey masonry residences. As a whole, the precinct includes a large percentage of commodious residences when compared to other nearby residential precincts and includes many architect designed homes. Some houses, particularly those dating from the Interwar period, retain original fences to the street boundary.

The two church complexes within the City East Heritage Area are of note and are located at key corner sites. Both churches were designed by noted architects of the period – St Andrew's by Laird and Buchan Architects and the former Shenton Methodist Church by Frederick Purnell. (Criterion E)

Gradings

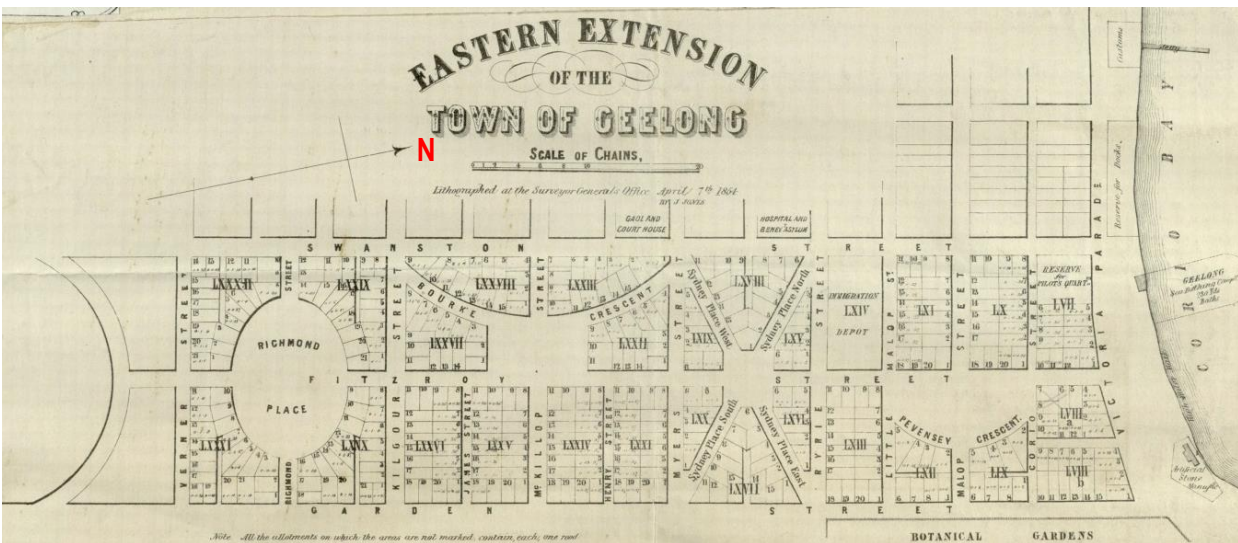
Street		Significant	Contributory	Non-contributory
Alexandra Avenue	Odds		1, 3, 5, 9, 11, 21, 27, 29, 31, 45	13, 15, 17, 23, 25, 33, 35, 37, 39, 43
	Evens	30, 36, 38,	4, 6, 8, 14, 18, 22, 26, 28, 34, 40	2, 10, 16, 20, 42
Eastern Beach Road	Evens	16, 18, 28, 32, 34, 36, 38, 40, 44, 46, 48, 56-58,	20 (fence only), 22, 26, 42, 52 & 54 (gate only), 70-72	24, 30, 50, 60, 61, 62, 63, 64-66, 68,
Fitzroy Street	Odds		23, 25, 37, 39, 41	1, 3, 5, 21, 27, 35
	Evens	2, 12, 34,	8, 28, 30, 40	4, 6, 10, 16, 18, 20, 22, 24, 38, 42
Garden Street	Evens	2a, 6, 8, 24-26,	2, 4, 10, 12, 14, 16, 18, 34, 36, 38, 42, 44, 46, 48, 50, 56, 58	8a, 20, 22, 30, 32
Heaths Lane	Evens			6
Lake Street	Odds		5	
Long Lane	Odds			11
	Evens			6-8
Malop Street	Odds	245 & 247, 249, 297	2/257, 259, 261, 267, 273, 275, 301, 307	1/257, 263-265, 269, 299, 305
	Evens	240, 242, 244, 248	246, 256, 258, 262, 266, 268	238, 250, 260, 264, 270, 272, 276, 278, 280
Merrell Lane	Odds			7
Myers Street	Odds		203, 205, 209, 213	215
Park Street	Odds		9, 11, 15, 17, 23	5, 5a, 7, 13, 21, 21a, 25
	Evens	14, 20a, 22a	4, 8, 10, 12, 16, 20, 22, 24	2, 6, 18
Penang Place				1, 3
Pevensey Crescent	Odds	1, 9, 11, 13, 15, 17, 19	5, 7, 23 25	3, 21
	Evens	2-10 & 12-20 (park)		
Pevensey Street	Odds	3	11	1, 7
	Evens	4		2, 6, 8, 10, 12
Ryrie Street	Odds	317-321, 325-327, 333, 335, 341, 343, 347-349, 371, 375-379	331, 337, 339, 351, 355, 357, 359, 361, 365, 369	345, 345a, 353, 363, 367
	Evens	324-332, 334, 348, 350, 354, 360, 364, 370	338, 342, 356, 362, 366, 368, 372	336, 340, 352
Swanston Street	Odds	11, 15, 17,	7, post box near no.11, 13a, 23, 27,	9, 13, 21, 25, 29, 31, 33
	Evens	44, 46, 48, 50, 56,	8, 10, 12, 42, 52, 54, 60, 62, 64, 66	6, 14-16, 18, 20, 22, 24,

Street		Significant	Contributory	Non-contributory
Sydney Avenue	Odds		5, 7, 9, 11, 13, 15, 17, 25	21, 23
	Evens	8, 20, 28, 38	12, 14, 18 & 18a, 22, 24, 26, 30,30, 32, 34, 36	10, 16
Sydney Parade	Odds	75	59, 65a, 69, 71, 73	59a, 61, 63,
	Evens	64, 70, 72, 84	56, 58, 60, 62, 74, 78,	66, 68, 76, 80, 82
Wheeler Place	Odds		1	3, 5

History

In 1838, the town of Geelong was surveyed. This survey originally consisted of eleven blocks, eight located near the fresh water supply on the Barwon River (South Geelong) and three near Corio Bay.¹ Subsequently, land between the allotments on the Barwon and those on Corio bay was surveyed to create a total of 36 blocks and a town reserve arranged in a regular grid. This area was mostly located to the east of the City East Heritage Area with Swanston Street being its eastern most boundary.² Prior to this survey and the arrival of Police Magistrate Captain Foster Fyans in 1837, buildings had already been erected in the area, though some had to be demolished or relocated following the sale of the land.³

Following the discovery of gold in 1851 in the nearby goldfields around Ballarat, the population of Geelong grew rapidly (after an initial decline). With the port strategically located to take advantage of the movement of people to the goldfields and as wealth flowed from the mines, much development occurred in the town, including the construction of major buildings and infrastructure.⁴ In 1854 when the population of Geelong was rapidly increasing, the Eastern Extension of the town, between Corio Bay (east) and the Barwon River (west), was surveyed.⁵ The City East Heritage area is mostly located within this extension, covering the northern half of the 1854 plan.



Plan of the Eastern Extension of the Town of Geelong (J Jones, 7 April 1854)
(Source: State Library of Victoria)

1 Sketch by Robert Hoddles of first phase of surveying in Geelong, circa early 1838, M Cannon & I MacFarlane, *Surveyors Problems and Achievements 1836-1839*, p170
 2 Houghton, Norman. *Geelong: A Short History*, p5
 3 Wynd, Ian. *Geelong, The Pivot: A Short History of Geelong and District* .pp13-14
 4 Houghton, Norman. *Geelong: A Short History*, p8
 5 Plan of the Eastern Extension of the Town of Geelong, J Jones, 7 April 1854, State Library of Victoria

The Eastern Extension is reported to have been surveyed by Sir Andrew Clarke and is shown on the above plan prepared by District Surveyor A J Skene. This extension was of a similar area to that of the earlier 36 block town survey.⁶ The grid of the earlier town survey was continued by extending the east-west streets which consisted of wider primary streets (e.g. Ryrie and Malop streets) and narrower intermediate streets (such as Corio and Little Malop streets). In the extension, the narrower streets were widened, though not to the full extent of the main streets.⁷ The Eastern Extension was further distinguished from the earlier town survey by inclusion of the curved Pevensey Crescent, and the St Andrews Cross formed by Sydney Avenue and Sydney Parade (originally known as Sydney Place).

In the 1854 Eastern Extension, two allotments were assigned for government use: the Pilots' Reserve opposite the Bay and on the east side of Swanston Street, and the Immigration Depot which was bound by Swanston, Ryrie, Fitzroy and Malop streets. A plan from that year shows some limited development had occurred in the new Eastern Extension. Whilst buildings had been erected by this time on the two government reserves, other development was mostly limited to several buildings that had been erected on the block bound by Sydney Place North (north part of Sydney Parade), Sydney Place West (south part of Sydney Avenue) and Swanston Street, as well as several houses in the vicinity of Garden Street.⁸



Geelong, County of Grant (J H Taylor, Surveyor Generals Office, 1853-54)
(Source: State Library of Victoria)

During the latter half of the 1850s, a few substantial houses were constructed in the City East Heritage Area. These included *Corio Villa* and *Merchiston Hall* which were situated on premier allotments on the hill overlooking Corio Bay. By 1862, several cottages had been erected in Alexandra Avenue and nearby sections of Swanston Street. These small cottages were mostly clad in weatherboards with roofs clad in shingles and had no verandah (refer to image below).

⁶ *Geelong Advertiser*, 16 February 1914, p2.

⁷ *Geelong Urban Conservation Study – Urban and Landscape Areas*, 5

⁸ Geelong, County of Grant, J H Taylor, Sveyor Generals Office, 1854, State Library of Victoria



View from north end of Fitzroy Street – southward Geelong (circa 1861)
 (Source: State Library of Victoria, H2170)

The rapid development that occurred in Geelong during the 1850s slowed during the 1860s with little development occurring in the Eastern Extension at this time.⁹ An 1864 plan of Geelong shows that about 28 lots within the City East Heritage Area had not yet been sold, including almost half of the allotments between Ryrie and Myers streets and a few on Fitzroy Street opposite Pevensey Crescent. By this time, the land that had been reserved for the pilots’ quarters had been subdivided into ten lots and sold.¹⁰



The Town of Geelong (Department of Lands & Survey 10 October 1865). The former Pilots’ Reserve (red) had been subdivided by this time.
 (Source: State Library of Victoria)

⁹ Houghton, Norton. *The Story of Geelong: 1800-1990*, 1992, p9

¹⁰ The Town of Geelong, Department of Lands & Survey, 10 October 1865, State Library of Victoria

Development in the City East Heritage Area was slow until the economic boom of the 1880s. By 1882-83 much of the City East Heritage Area remained mostly undeveloped though houses had been erected on both sides of Alexandra Avenue east of Swanston Street and on Ryrie Street. During the 1880s, more rapid residential development occurred in the area.¹¹ By 1889 it was noted that considerable improvements in the town had occurred:

Stretching away towards the town boundary to the east there has been a wonderful improvement in the way of buildings, and these have been gradually taking possession of what was only a few years since waste or crown lands, or rather the town common. [...] Steady progress had been made in the improvement of Sydney Place which a few years since presented to the eye a blank spot at the east end of town.¹²

In the early 1880s, the Immigration Depot was subdivided into 27 allotments. These allotments were smaller than the typical lot of the Eastern Extension which were approximately a quarter of an acre. Those to the main streets of the Immigration Depot subdivision were about 20% smaller than the typical 1854 lot, whilst those to Park Street were half the size at about an eighth of an acre.¹³

Development during the 1880s included the construction of several substantial residences, many located on premier allotments to Fitzroy Street, Ryrie Street, Pevensy Crescent and the northern end of Garden Street. Houses constructed at this time include 2 Fitzroy Street (1883-84), 347-349 Ryrie Street (1885) and *Bells Terrace* (1888) located on Pevensy Crescent.

Considerable development occurred in the precinct from around the turn of the century up until the mid-1920s, by which time most of the land had been built on.¹⁴ In 1910, three large allotments that were part of the Merchiston Hall estate were advertised for sale, though these do not appear to have been developed until the mid-20th century.¹⁵ In 1922, as the population of Geelong continued to increase, the precinct was connected to central Geelong via an extension of the Geelong tramway system which ran along Ryrie Street from the main junction at Moorabool Street.¹⁶



Geelong harbour and waterfront (C D Pratt, 12 January 1926). Garden Street is at the bottom of the image with Pevensy Park in the centre (Source: State Library of Victoria, H91.160/661)

¹¹ Manning and Bishop's *Geelong & Western District Directory*, 1882-83

¹² 'New Geelong', *Geelong Advertiser*, 11 May 1889, p3

¹³ Parish Plan, G29(10) and Schedule 5311-3

¹⁴ Aerial photographs of Geelong harbour and waterfront (1926) and Geelong from Eastern Gardens (circa 1925-30), C D Pratt State Library of Victoria, H91.160/661 and H91.160/789.

¹⁵ *Geelong Advertiser*, 5 December 1910, p6. Aerial photograph of Geelong showing foreshore and port area, C D Pratt, March 1936, State Library of Victoria, H91.160/829

¹⁶ 'Trolley Wire', No. 276, Feb 1999, p6

During the latter part of the Interwar period, some additional allotments in the City East Heritage Area became available as larger holdings were further subdivided. In 1929, a further three lots from the *Woodlands* estate were advertised for sale.¹⁷ Aerial photographs from the 1920s show that there were vacant allotments/larger land holdings to some areas at this time, particularly Eastern Beach Road and Ryrie Street where larger Victorian period houses had been erected.¹⁸ Interwar period infill development occurred to much of these streets, mostly on vacant land, but some replacing an earlier Victorian house. Large holdings remained to Eastern Beach Road into the mid-20th century with high quality infill development continuing on this street into the mid-20th century.¹⁹

Description

The City East Heritage Area is a large residential precinct located to the east of the Geelong Central Business District and has two defined boundaries - Corio Bay/Eastern Beach Road to the north and the Botanic Gardens/Garden Street to the east. The Geelong commercial centre forms an effective boundary to the west in the vicinity of Swanston and England streets. The precinct slopes up towards the Botanic Gardens to the east and Sydney Parade/Sydney Avenue located close to the southern boundary. Most of the buildings are residential though there are two churches in the southern part and a shop and former hotel to Malop Street.

Within the precinct, there are areas which consist of a high percentage of graded building stock, including Ryrie Street, the south side of Park Street and the west side of the southern end of Swanston Street. The significant and contributory buildings date from the mid-19th century though to the mid-20th century, with a fairly consistent representation from the principal periods - the Victorian, Federation and Interwar. The majority of houses in the precinct are detached, though there are several examples of attached pairs, most of which were constructed during the Victorian period. Most of the original allotments shown on the Parish Plan have been subdivided into smaller lots, though a few of the mid-19th century holdings remain on Pevensy Crescent.

The houses range in scale from small single storey timber cottages to substantial two/three storey residences which were erected in premier locations close to the waterfront or on the higher land fronting Garden Street and overlooking the Botanic Gardens. The precinct is distinguished by the higher percentage of substantial houses, many of which are located on premier sites. On Eastern Beach Road there are substantial houses from each period including the 1850s *Corio Villa* at no. 56-58, the attached Victorian pair *Arlston & Jesmond House* at nos 32 and 34, a substantial Federation period residence at no.46 and the Interwar bungalow *Rosehaug* at no. 48. In addition, there are also a few good examples from the mid-20th century. Both the substantial 1856 *Merchiston Hall* at 2a Garden Street and the Victorian period *Longville House* at 2 Fitzroy Street also originally overlooked the Bay as they were initially located on large allotments which extended to Eastern Beach Road. These holdings have subsequently been subdivided and later residences constructed between the earlier houses and the waterfront.

Other substantial houses in the precinct are located on the main thoroughfare of Ryrie Street which is situated close to the ridge, and opposite the park on Pevensy Crescent. One of the most substantial houses to Ryrie Street is the two storey *Belleville* at 350 Ryrie Street which retains early outbuildings. Notable residences to Pevensy Crescent include the two storey *Bells Terrace* (nos 9, 11, 13 and 15) and *Toorong* (no. 17). Some large houses are also located on Malop Street which is another main thoroughfare in the precinct. Many of those at the west end of Malop Street, in closer proximity to Geelong's commercial centre, have been adapted for use as professional suites or medical practices.

One of the earliest houses in the precinct, *Woodlands*, is located at 345 Ryrie Street, though its large holdings have progressively been subdivided. Another of the earliest houses in the precinct is the two storey 1854 residence at 8 Swanston Street which is constructed of Singapore Cedar and is possibly prefabricated.²⁰ A couple of early single storey cottages also remain in Wheeler Place.

The palate of materials in the precinct varies depending on the scale of the residence and the period of construction. Most houses are constructed of timber, though more substantial examples are often masonry (face brick and/or render). The roofs of more modest houses are mostly clad in corrugated metal sheeting, whilst more substantial Victorian period houses often have a

¹⁷ Sale Advertisement, 'Wednesday 4th December 1929 Important Auction Sale Choice Central Villa Sites, Ryrie St, Fitzroy St, Sydney Avenue', Geelong Heritage Centre.

¹⁸ Aerial photograph of South Geelong looking to Corio Bay, C D Pratt, circa late-1920s, State Library of Victoria, H91.160/844

¹⁹ Aerial photograph of Geelong showing foreshore and port area, C D Pratt, March 1936, State Library of Victoria, H91.160/829

²⁰ Dr David Rowe: Authentic Heritage Services Pty Ltd, Research notes on 8 Swanston Street, March 2017

slate roof. Houses from the Interwar period regularly have terracotta clad roofs and clinker brick walls. Original windows and doors from each period are timber-framed though in some instances they have been replaced with modern alternatives. The Victorian period houses tend to be symmetrical (though there are asymmetrical examples) with hipped roofs, a central doorway and a double-hung sash window to each side. Typically they have a verandah that extends the width of the façade and for some of the larger houses the verandah returns to one or both sides. Original verandahs have a timber or tiled deck and often have columns with capitals supporting a cast iron frieze. Places from the Victorian period tend to have timber brackets and panels to the eaves and many retain original chimneys that are either face brick or rendered. Fine, intact weatherboard houses include those at 6 and 8 Garden Street and 64 Sydney Parade as well as the unusual mirrored pair at 36 and 38 Alexandra Avenue. Intact masonry examples include residences at 347-349 & 371 Ryrie Street.

The Federation period houses often display Arts and Crafts influences in their asymmetrical format, frequently incorporating varied roof forms and timber details. Houses from this period often have an asymmetrical projecting bay and an offset or side verandah. The prominent roofs tend to be steeply pitched and include a gable end with timber battens, roughcast sheeting or timber shingles. The chimneys are tall, red brick and often have a band of rough cast render. The intact verandahs commonly have turned timber posts and possibly an ornate cast iron or geometric timber frieze. Several examples have complex roof forms which incorporate a projecting tower. This includes 244 and 248 Malop Street. Noteworthy Federation period examples include St Andrew's Presbyterian Manse at 343 Ryrie Street, the residence at 8 Sydney Avenue and the largely intact group of four timber houses at 44, 46, 48 & 50 Swanston Street with distinctive timber decoration. Also of note are the Alexander Miller Memorial Homes at 324-332 Ryrie Street designed by Laird and Buchan.

Houses from the Interwar period mostly date from the early 1920s and are usually bungalows with low pitch gable roofs often clad in terracotta tiles with exposed rafter ends. Houses from this period typically have grouped timber sash windows, many having leadlight. Gable ends often incorporate battened sheeting, timber shingles and/or timber vents. The bungalows usually have an offset porch with a combination of rendered piers and/or timber posts. Good examples of this type include the brick bungalow at 36 Eastern Beach Road and the timber bungalow at 69 Sydney Parade. Other styles represented in the precinct are typically constructed in the later part of the Interwar period and often have hipped roofs. These include the Tudor Revival style (341 Ryrie Street), Spanish Mission style (357 Ryrie Street) and Mediterranean style (359 Ryrie Street). Many houses from this period retain original brick fences to the street boundary.

Mid-20th century houses in the precinct are mostly located to Eastern Beach Road or nearby. Those to Eastern Beach Road are typically good examples of their type and are substantial buildings that are indicative of their premier location. Houses of this period are constructed of either clinker, cream or salmon coloured bricks and often have restrained detailing that incorporates horizontal and/or curved elements which reflect the growing interest in Modernism. Largely intact examples include 28 and 40 Eastern Beach Road and 2 Garden Street

The non-residential buildings in the precinct include two church complexes in the southern half of the precinct: the Shenton Methodist Church at 375-379 Ryrie Street and St Andrew's Uniting Church at 70 Sydney Parade. The Methodist Church complex includes a Victorian period weatherboard hall, a Federation period house and an Interwar clinker brick church with some Gothic detailing designed by Frederick Purnell.²¹ The Federation period St Andrew's Uniting Church was designed by Laird and Buchan Architects and has a steep pitched gable roof with mid-20th century limestone cladding to the exterior.

The precinct also includes two Victorian period commercial buildings to Malop Street: a two storey former hotel on the corner of Swanston Street and a shop and residence on the corner of Garden Street.

In part, the various streets located in the precinct are unified by grassed verges, groups of mature trees and sections of early infrastructure. This includes sections of basalt kerbing and channelling to most streets as well as the post box pillar located near 11 Swanston Street and the horse trough to Fitzroy Street (adjacent to 350 Ryrie Street). Tree lined streets in the precinct include, amongst others, Eastern Beach Road (Peppercorns), Pevensey Street and Sydney Avenue.

²¹ 'Geelong and District', *The Argus*, 22 November 1937, p12

Comparative Analysis

The City East Heritage Area is one of a few heritage areas in Geelong that are characterised by Victorian, Federation and Interwar residences constructed largely for the affluent classes. Nearby residential precincts include:

- The City South-East Heritage Area adjoins the southern end of the City East Heritage Area and is located on the Barwon River side of the Myers Street/Ryrie Street ridge. The precinct is bound by Myers Street (north), Garden Street (east), Swanston Street (west) and Kilgour and Richmond streets (south). This area, like the City East Heritage Area forms part of the 1854 Eastern Extension and also has a distinctive street layout which includes the curved Bourke Crescent. Both areas consist of houses from the Victorian, Federation and Interwar periods, though the City East Heritage Area also includes earlier development from the 1850s. When compared to the City East Heritage Area, the City South East Heritage Area consistently contains more modest houses and lacks the more substantial houses which overlook the Bay and early parks/gardens.
- The City South Heritage Area covers several residential areas located to the south of Little Myers Street. The largest of these areas adjoins the western side of the City South East Heritage Areas and includes houses to McKillop, Swanston, Maud, Kilgour, Bellarine and Yarra streets. This area also primarily consists of housing from the Victorian, Federation and Interwar periods though in comparison to the City East Heritage Area, these houses are consistently of a modest size with the City South Heritage Area lacking the substantial houses that are found closer to the Bay and the Botanic Gardens.
- The Early Twentieth Century Residential Heritage Area consists of three sections located to the south of Ryrie Street and east of Garden Street. This precinct consist predominantly of modest timber houses dating from the Federation and Interwar periods, having few Victorian buildings. Compared to the City East Heritage Area the Early Twentieth Century Residential Heritage Area is much more modest with smaller houses, narrower streets and reduced setbacks.

Thematic Context

Victorian Historical Themes

Theme 6.7 Making homes for Victorians: Homes for the wealthy, middle class homes.

Recommendations

Statutory protection

It is recommended that the City East Heritage Area be amended as outlined on the map below.

Management objectives

Refer to the relevant local heritage policy at Clause 22.09 Cultural Heritage and Clause 22.30 HO1639 City East Heritage Area of the Greater Geelong Planning Scheme.

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No

