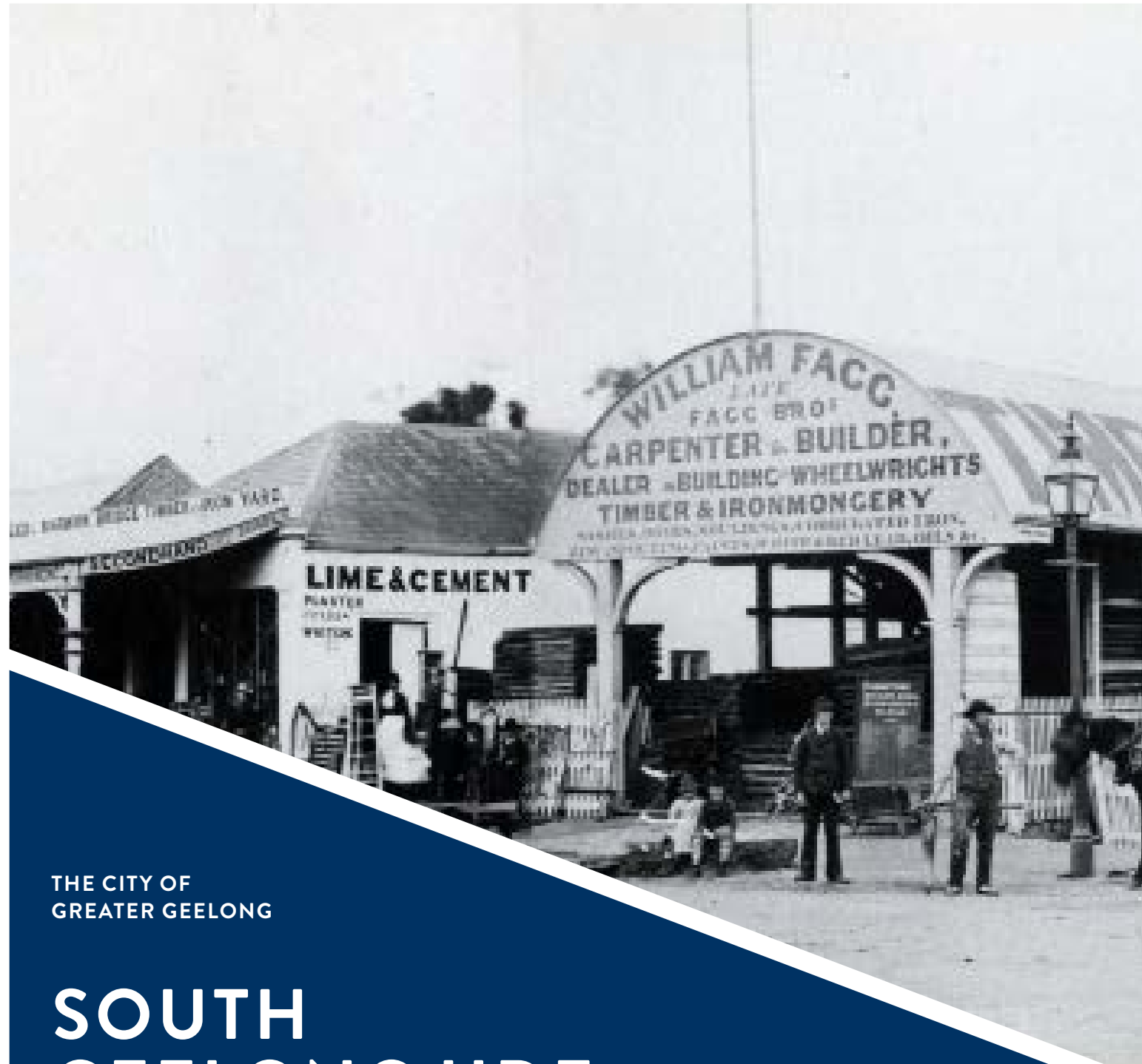




THE CITY OF
GREATER GEELONG

SOUTH GEELONG UDF HERITAGE REVIEW

COMPILED DOCUMENTS
FEBRUARY 2025



ACKNOWLEDGMENT OF COUNTRY

The City of Greater Geelong acknowledges the Wadawurrung People as the Traditional Owners of this land.

It also acknowledges all other Aboriginal and Torres Strait Islander People who are part of the Greater Geelong community today.

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HERITAGE REVIEW

In preparing the South Geelong Urban Design (UDF) Framework September 2022, the City of Greater Geelong reviewed the heritage significance of properties within the UDF study boundary to determine if there were additional properties which would warrant heritage protection.

The review of the heritage significance of the UDF study area consisted of 4 parts;

PART 1. CHARACTER STUDY

Is an historical overview of the study area prepared by Authentic Heritage Service June 2020. This report makes recommendations regarding properties which could be further investigated for inclusion within a Heritage Overlay. The report did not make recommendations regarding any existing Heritage Overlays already listed within the Greater Geelong Planning Scheme.

PART 2. HERITAGE OVERLAY REVIEW

This report, prepared by Council’s Urban Design and Heritage Department dated February 2022, further investigates the heritage significance of properties included in the recommendations contained in Part 1 and further reviews each individual property within the study area (excluding existing heritage listed places). This report recommends including an additional 193 Heritage properties within an expanded heritage precinct (HO1641).

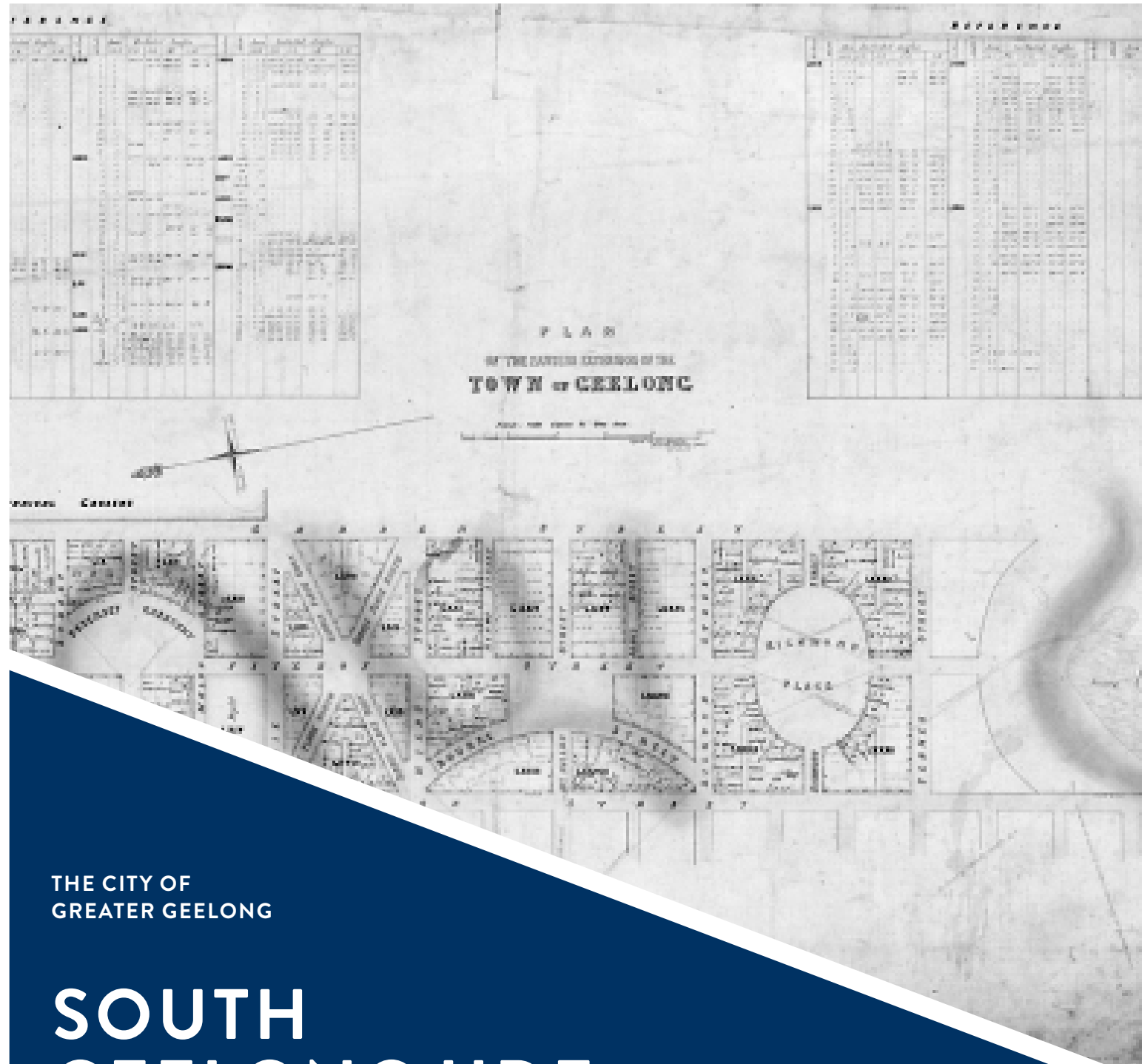
PART 3. PEER REVIEW

Contains a peer review of Part 1 and 2 reports by Ecology and Heritage Partners dated Aug 2022. This review also includes an examination of heritage related submissions received during exhibition of the Draft UDF which occurred between February and April 2022.

PART 4. INDIVIDUAL PLACE HERITAGE ASSESSMENTS

Includes a draft updated Statement of Significance for HO1641 as well as additional Statement of Significance for 3 individually listed heritage places. The 3 additional listings were prepared in response submissions made to the South Geelong UDF at a Council meeting on 27 September 2022.

The design of this review has been completed by Karen Chan, Graphic Designer from City of Greater Geelong.



THE CITY OF
GREATER GEELONG

SOUTH GEELONG UDF CHARACTER STUDY

PREPARED BY DR DAVID ROWE
AUTHENTIC HERITAGE SERVICES PTY LTD

PART 1
JUNE 2020



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INTRODUCTION

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1.1 BACKGROUND

The City of Greater Geelong commissioned Dr David Rowe, Authentic Heritage Services Pty Ltd, in June 2019 to prepare a heritage character study to inform the proposed South Geelong Railway Station Urban Design Framework. This report does not constitute a heritage review of existing heritage overlays (City South Residential Heritage Area HO1641, City South-East Heritage Area HO1644 and individual heritage places). Instead, an historical overview has provided a basis for the physical analysis of the study area as whole. It has drawn upon, refreshed and extended the information in the ‘Geelong City Urban Conservation Study’ (1991). Other heritage character areas outside existing heritage overlays as part of the investigations. Historical research for this report has been prepared by David Rowe and Pam Jennings of Authentic Heritage Services Pty Ltd. A draft of this report was provided to the City of Greater Geelong in November 2019.

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1.2 OBJECTIVES

The objectives of this Heritage Report are:

- Carry out historical research of the study area.
- Carry out physical analysis of the urban layout, built character, engineering infrastructure and public landscapes within the study area (through fieldwork and aerial imagery).
- Assess the existing conditions of existing heritage areas and identify additional heritage character areas following historical research and physical analysis.
- Provide recommendations on the future management of identified heritage character areas.
- Provide recommendations on new development within existing heritage overlays and heritage character areas, interpretation of historical assets, management of public landscapes and infrastructure that contribute to the heritage significance and character of the study area.

1.3 CONSTRAINTS

This report provides advice primarily associated with post-European contact built and urban design heritage considerations only, specifically to inform the South Geelong Railway Station Urban Design Framework. The focus of this study has been physical analysis, informed by limited historical research. Further historical research and significance analysis is required to identify whether any of the heritage character areas meet a local significance threshold for heritage overlays.

1.4 THE STUDY AREA

The study area encompasses primarily a large residential area between McKillop Street and Fyans Streets, and Latrobe Terrace to Garden Street (Map 1). Within this broader area are three defined precincts: Moorabool Street Precinct, Station Hub Precinct and the Richmond Oval Precinct. This heritage character study provides an analysis of the broader study area.



MAP 1
South Geelong Railway Station UDF Study Area (red border), Moorabool Street Precinct (black border), Station Hub Precinct (green border) and Richmond Oval Precinct (pink border). Source of base map: Places Weave, City of Greater Geelong.



The central core of the study area is the South Geelong Railway Station site. It is defined by a single storey, flat-roofed brick station building (Figure 1) constructed in 1984 immediately south of the railway lines, towards the west end. Much of the site is taken up by sealed car parking. Near the west boundary are three mature Canary Island Date Palm trees.

Figure 1. South Geelong Railway Station from Yarra Street rail crossing, 2019.

1.4 THE STUDY AREA



Apart from two landmark heritage buildings: former South Geelong Uniting Church complex at 449-471 Moorabool Street, and the former Barrabool Shire Offices building at 441 Moorabool Street, little focus in this study has been given to Moorabool Street as the streetscape reflects later commercial development and has a lack of heritage character (Figure 2).

More intact than Moorabool Street is Mundy Street where there are a number of single storey Victorian, Edwardian and interwar Bungalow dwellings (Figures 3-4). However, there are a notable number of later dwellings that have altered its heritage character overall.

Figure 2. Moorabool Street looking south-east, 2019.
Figure 3. Mundy Street looking north-west from Swanston Street, 2019.
Figure 4. Mundy Street looking south-east from Yarra Street, 2019.

1.4 THE STUDY AREA

A focus of this study has been the two existing heritage areas: City South Residential Heritage Area HO1641 and the City South-East Residential Heritage Area HO1644, and four identified heritage character areas (Map 2). These areas are shown as follows:



MAP 2
City South East Heritage Area (black border within study area), City South Heritage Areas (red borders), heritage character areas (green borders).

1.5 ACKNOWLEDGMENTS

The consultants appreciate the assistance provided in the preparation of this Report by Pamela Caspani, Senior Urban Designer, Leila Griffiths, Urban Designer, and David Scott, Senior Heritage Planner, City of Greater Geelong.

HISTORICAL OVERVIEW

2.0 Historical Overview

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2.0 HISTORICAL OVERVIEW

Prior to European colonisation, the area now known as South Geelong was the Country of the Wadawurrung peoples. The Wadawurrung is one of five Aboriginal communities in Victoria comprising the Kulin nation.¹

LAYING OUT OF THE GEELONG TOWNSHIP

The earliest town plan of Geelong appears to have been a sketch prepared in 1837 by Robert Hoddle, Government Surveyor.² Comprising two distinct areas based on a rectangular grid layout, the southern-most area, subdivided into eight sections (allotments 1-8), was to be the main residential section beside the fresh water source of the Barwon River (Figure 5). The commercial section was to front Corio Bay and comprising three sections (allotments 9-11), therefore enabling ‘persons to erect stores at Corio.’³ A main road, Bellerine Street, was to link what was initially to become known as ‘North’ and ‘South’ Geelong.

Hoddle subsequently directed Assistant Surveyor, Henry Wilson Hutchinson Smythe to survey the proposed township at Geelong. On 21 August 1837, Smythe’s initial plan for Geelong was furnished to the Deputy Surveyor-General in Sydney.⁴ It formalised Hoddle’s original sketch. The plan was further developed and reviewed by Hoddle by May 1838, with the rectangular allotments between ‘north’ and ‘south’ Geelong surveyed and included in the town plan that extended from Corio Bay to the Barwon River, and Swanston Street to Gheringhap Street (Figure 5). The name of the town – ‘Geelong’ – was derived from the Wadawurrung name ‘Djilang’, and some street names (including Moorabool Street) also had Wadawurrung origins.⁵ More allotments had been surveyed in ‘south’ Geelong than ‘north’ Geelong.

While Bellerine Street originally connected ‘North’ and ‘South’ Geelong, by 1847 both communities were connected by the five streets shown in Smythe’s Plan of Geelong: Gheringhap, Moorabool, Yarra, Bellerine and Swanston Streets, each being a mile and half in length. Moorabool, Yarra and Bellerine Streets were those thoroughfares that had been built upon.⁶

In 1854, the Geelong Town Plan was extended on the east side. Prepared by Edward Bage under instruction from the Surveyor-General, Andrew Clarke, the dynamic plan included crescents and gardens, allowing a balance between building development and public space⁷ (Figure 6). The plan was based on British urban design precedents in London, as well as new subdivisions in Melbourne, including St. Vincent Place, South Melbourne.⁸ At the south end, Bage’s plan terminated with Richmond Park, a public space oval in plan and surrounded by residential allotments.

1 ‘The Kulin People of Victoria’, brochure at http://www.parkweb.vic.gov.au/resources/04_1391.pdf & ‘Kulin’, Wikipedia online at <https://en.wikipedia.org/wiki/Kulin> See also G. Presland, Aboriginal Melbourne: The Lost Land of the Kulin People, Penguin Books, Ringwood, 1994.

2 D M. Cannon & I. Macfarlane (eds.), Historical Records of Victoria Foundations Series: Surveyors’ Problems and Achievements, 1836-1839, Public Record Office Victoria, Melbourne, 1988, p.171.

3 Ibid., p.170.

4 I. Wynd, ‘In the Beginning – 1’, Investigator, vol. 20, no. 3, September 1985, p.102.

5 L. Lane, ‘An Enquiry into the Origin and Spelling of Yarra (or Yarrow) Street’, manuscript no.9, 1989, Special Collections, Deakin University Library.

6 Geelong Advertiser, 4 November 1847, p.2.

7 E. Bage, Plan of the Eastern Extension of the Town of Geelong, 28 February 1854, VPRS 8168/P5, item FEAT 482, Public Record Office Victoria (PROV).

8 ‘St Vincent Place Precinct, Albert Park’, Victorian Heritage Database online, 12 May 1999, accessed June 2018 at <http://vhd.heritagecouncil.vic.gov.au/places/1750>



Figure 5. H.W.H. Smythe, Plan of the Town of Geelong, 1838. Source: VPRS 8168/P5, item Sydney G15: Geelong, Public Record Office Victoria.

Figure 6. E. Bage, Plan of the Eastern Extension of the Town of Geelong, 5 August 1854. Source: VPRS 8168/P5 item FEAT 582: Geelong Eastern Extension, Public Record Office Victoria

2.0 HISTORICAL OVERVIEW

EARLY BUILDING DEVELOPMENTS

The first European building development in South Geelong began in 1837 with the reputed construction of a house near the northern bank of the Barwon River fronting Barwon Terrace (adjacent to Moorabool Street, now the location of Fagg’s Mitre 10, 109 Barwon Terrace) for David Fisher.⁹ He was a member of the Port Phillip Association, a group of professional European men, government officials and shopkeepers who looked to Victoria to establish runs for their sheep given the scarcity of land in Van Diemen’s Land (Tasmania).¹⁰ Fisher’s house was built of weatherboards from Tasmania,¹¹ and predated the survey of the Town of Geelong. Fisher’s house was subsequently occupied by Edward Willis, son in law of Charles Swanston of the Derwent Company (successor to the Port Phillip Association).¹² A new substantial brick dwelling (Figure 7) was constructed and occupied by Willis and his family between 1843 and 1850.¹³

It was not until February 1839 when the first land sales occurred in Geelong, with 53 lots offered in three blocks, two in South Geelong and one in North Geelong.¹⁴ A further sale occurred in 1840 when another 53 lots were offered.¹⁵ The first European dwelling in Geelong was built at South Geelong fronting Barwon Terrace.

By 1850, building development at South Geelong was centred between Barwon Terrace and Balliang Street, and Moorabool and Bellerine Streets. Four allotments fronting Foster Street between Bellerine and Yarra Streets had also been sold.¹⁶

By 1855, a number of buildings had been built at South Geelong. They were shown on a Map of Geelong by Surveyor, John Hamlet Taylor (Figure 8). In particular, Taylor’s Map showed most dwellings on blocks bound by Foster and Little Fyans Streets to the south, and between McKillop and Kilgour Streets to the north (between Yarra and Bellerine Streets). David Fisher’s former residence was depicted with a frontage to Barwon Terrace, the original portion of the dwelling being positioned on an angle (a consequence of the dwelling pre-dating the land subdivision). A number of hotels had also been erected by this time, including the Bridge Inn (south-east corner of Moorabool and Fyans Streets), Retreat Inn (near the south-west corner of Fyans and Bellerine Streets), and the Nelson Victory Inn, Balliang Street (north side, between Yarra and Bellerine Streets). There was also the chapels of the Church of England and the Wesleyan Church opposite each other in Moorabool Street (north of Fyans Street).

A source of employment were the steam flour mills fronting the Barwon River at nearby Chilwell to the west of Moorabool Street. They included William Collins’ Chilwell Mill that opened in 1845 (the western-most mill on Taylor’s map) and William Gray’s Bridge Mill near the south end of Moorabool Street, completed in 1847.¹⁷ These mills were followed by the building, timber and ironmongery factory of Samuel and William Fagg at the south-east corner of Moorabool Street and Barwon Terrace in 1863¹⁸ (Figure 9).

Taylor’s Map also showed a watch house on the west side of Yarra Street (between Balliang and Fyans Streets) (Figure 10). It was built in 1841 to a standard design by James Rattenbury, Clerk of Works under Major Sir George Gipps, Governor of NSW.¹⁹ It served its purpose until 1903 when the police station relocated to a Late Victorian timber dwelling (built in 1892) at 16 Foster Street.²⁰ This building survives as a private residence today (Figure 11).

9 Bacchus Marsh Express, 13 June 1903, p.3 & D. Fisher in T.F. Bride (ed.), Letters from Victorian Pioneers: Being A Series of Papers on the Early Occupation of the Colony, the Aborigines, Etc., Trustees of the Public Library, Melbourne, 1897. Fisher’s claim of having the first European house in Geelong was contradicted by Dr Alexander Thomson who claimed that he built his dwelling, ‘Kardinia’ at Belmont in 1837 and he built a house for the Derwent Company, ‘occupied afterwards by Mr. Fisher.’ See D. Thomson in Bride, op.cit., p.251.

10 M. Cannon & I. MacFarlane (eds.), The Crown, The Land & the Squatter 1835-1840, Historical Records of Victoria Foundation Series, vol.6, Melbourne University Press, Melbourne, 1991, p.1 & I. Wynd, So Fine A Country: A History of the Shire of Corio, Shire of Corio, 1981, p.10.

11 Fisher, op.cit.

12 J.A. Hone, ‘Willis, Edward (1816-1895)’, Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/willis-edward-4860/text8119>, published first in hardcopy, 1976, accessed online 28 August 2019.

13 Fisher advertised the sale of his dwelling at South Geelong in 1842 – See Geelong Advertiser, 29 August 1842, p.1. It seems the property did not sell and he retained ownership and the property was occupied by Willis – see Geelong Advertiser & Squatters’ Advocate, 27 March 1843, which p.1, which first gave Willis’ address as Barwon Terrace. The Geelong Advertiser, 16 September 1850, p.3, advertised the sale or the property, it being described as ‘lately being in the occupation of E. Willis, Esq.,’ and consisting ‘of 14 rooms, with larder, laundry, dairy, bake-house, cellars, and servant’s rooms complete’, indicating that the substantial rendered brick dwelling shown in Figure 7 had been built by this time.

14 Wynd, ‘In the Beginning’, op.cit., pp.103-104.

15 Ibid.

16 R. Hoddle, Plan of Geelong of Geelong: Proposed Extension, 23 October 1850, VPRS 8168/P5, item FEAT 578, PROV.

17 D. Rowe, ‘About Corayo: A Thematic History of Greater Geelong’, City of Greater Geelong, draft in progress, November 2019.

18 Ibid.

19 Ibid.

20 Geelong Town Council Rate Books, 1891-92, Geelong Heritage Centre, Geelong Waterworks & Sewerage Trust Plan of Drainage no. 47, c.1914, Barwon Water, & Geelong Advertiser, 15 September 1928, p.11.



Figure 7: House, Barwon Terrace (between Moorabool & Yarra Streets), n.d., occupied by Edward Willis in the 1840s (and owned by David Fisher). Source: Ian Wynd collection, Authentic Heritage Services

Figure 8: J.H. Taylor, Part of Map of Geelong showing study area, 1855.

Figure 9: William Fagg’s premises, South Geelong, c.1900. Source: GRS 2009/01273, Geelong Heritage Centre collection.

Figure 10: Former Watch House, South Geelong, 1905 (reproduced 24 November 1933). Source: S. Bowyer, accession H20532, State Library of Victoria.

Figure 11: Former police station, 16 Foster Street, 2019.

2.0 HISTORICAL OVERVIEW

GEELONG TO COLAC RAILWAY LINE & THE SOUTH GEELONG RAILWAY STATION

Considerable change came to South Geelong in 1874 when the Victorian Parliament approved the construction of the Geelong to Colac railway line.²¹ The railway line traversed the town plan grid on an angle, the railway station yard being situated south of Lonsdale Street between Yarra, Bellerine and Swanston Streets. It was not until May 1882 when a site adjacent to the Yarra Street boundary was selected for a railway station²² (Figure 12). This site was hotly debated by some locals, as noted in the Geelong Advertiser during a visit by railway officials:

The mere mention of the site, however, caused great excitement, and a few hot tempered individuals almost settled their disputes by a display of muscular Christianity. The division of opinion was as to sites close to Moorabool, Yarra, and Bellerine-street crossings, and, on the engineers finding that the residents who are likely to be befitted by a station at South Geelong were at loggerheads, they sprang into the special train, and sped away to the Breakwater township, leaving the people indignant, excited, and quarrelsome.²³

A siding south of the railway station, together with good sheds to the east of the station were also erected. The first stationmaster appears to have been Charles Wells (c.1854-1901), and a residence was built in the south-west corner of the railway site. It was replaced in 1911 with a new dwelling.²⁴

In 1913, embankments were constructed either side of Moorabool Street and a bridge (Figure 13) erected so that the railway line would be clear of the tram network that extended along Moorabool Street.²⁵

At the railway crossings in Yarra and Swanston Streets, gates were installed and operated by gate keepers (and station staff) to ensure the safe crossing of railway vehicles. Gate keepers were accommodated in cottages. At 162 Swanston Street, the original gate keeper's cottage (built in 1914) survives ²⁶ (Figure 14). The railway gates at Yarra Street (Figure 15) remained operable until 1986.²⁷

In 1914, a footbridge was constructed on the east side the Bellerine Street railway crossing.²⁸ It had a V layout extending eastwards to its highest point with ramps connecting to Bellerine Street on both sides of the railway line as shown in an aerial image in 1927 (Figure 16). The structure was replaced with a new steel bridge on the west side of the railway crossing before 1975 (Figure 17).

21 Rowe, op.cit.
22 Ibid.
23 Geelong Advertiser, 9 May 1882, p.3.
24 Rowe, op.cit. no. 47, c.1914, Barwon Water, & Geelong Advertiser, 15 September 1928, p.11.
25 Ibid.
26 Ibid.
27 Ibid.
28 J. McLean, South Geelong and Environs, Australian Railway Historical Society (Victorian Division), March 1985, pp.68-73. The footbridge was shown in an aerial of South Geelong by Charles Pratt on 7 October 1927, H91.160/887, State Library of Victoria (SLV).

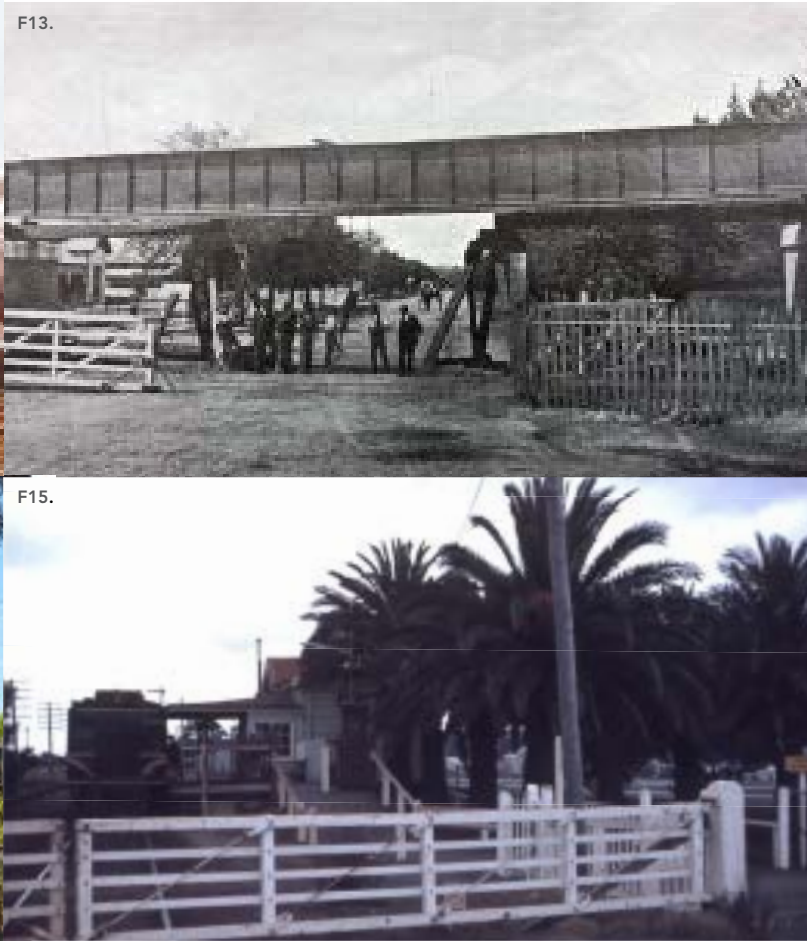


Figure 12. South Geelong Railway Station (now demolished), c.1983. Source: VLine, South Geelong Railway Station.

Figure 13. Moorabool Street Railway bridge nearing completion, 1912. Source: News of the Week, 12 November 1912, p.14, GRS 2121/3, Geelong Heritage Centre collection.

Figure 14. Former Gate Keeper's Cottage, 162 Swanston Street, 2019.

Figure 15. W. Langford, Railway gates at Yarra Street crossing with the station and several Canary Island Date Palm trees in the background, 22 June 1975. Source: Weston Langford Railway Photography online, photo 113415 at <https://www.westonlangford.com/images/photo/113415/>

Figure 16. C. Pratt, Aerial view looking south along Bellerine Street to the railway crossing showing the footbridge (circled), 7 October 1927. Also note the Geelong Buttery Factory on the right. Source: Accession H91.160/887, State Library of Victoria.

Figure 17. W. Langford, South Geelong Railway Station showing footbridge in the background (circled), 22 June 1975. Source: Weston Langford Railway Photography online, photo 113408 at <https://www.westonlangford.com/images/photo/113408/>



2.0 HISTORICAL OVERVIEW

LATE 19TH AND EARLY 20TH CENTURY BUILDING DEVELOPMENTS

The construction of the railway line (providing readily accessible public transport to Geelong, Melbourne and the Western District), and the establishment of nearby Woollen Mills on the Barwon River at South Geelong and Chilwell – including the Albion, Barwon, Union and Victorian Mills that were operational by 1882-83²⁹ – brought about the need for further housing to accommodate the growing workforce. Further land was made available for housing in the mid 1870s and in the 1880s and 1890s.

The construction of the railway line was also impetus for the establishment of additional businesses in South Geelong. This included the Geelong District Butter and Cheese Factory in the small triangular portion of land north of the railway line bound by Lonsdale, Carr and Bellerine Streets (later the western portion of the Barwon Water depot recently demolished). Land for the Butter Factory was set aside in 1893 and the building was constructed in 1894.³⁰ The Geelong Advertiser gave the following report:

In an unpretentious-looking corrugated iron building near the South Geelong railway station, the now very thriving business of the Geelong District Butter and Cheese Factory Company is being conducted. The butter-making industry is one which promises to greatly assist in lifting the colony out of its financial difficulties, and the local establishment gives promise of materially aiding in that desirable direction, paid strides in developing the trade having been made during the thirteen months of the company's operations ... The company have four creameries from which the factory is supplied with cream for butter making, and these are located at Ceres, Mount Moriac, Inverleigh and Lara. ... During the shipping season from the 16th September to the 1st inst., 46 tons of butter made at the South Geelong factory have been shipped to London.³¹

By 1909, the Geelong Butter Factory had been taken over by Edward O'Connell.³² In 1921, he also took over the Barrabool Butter Factory at South Geelong.³³ In 1923, the Geelong Butter Factory building in Lonsdale Street was replaced with a more commodious two storey gambrel-roofed building designed by I.G. Anderson (Figure 16).³⁴

By 1914, several dwellings in South Geelong had been built.³⁵ Vacant allotments had been replaced with largely single storey timber Edwardian and Federation styled dwellings. World War One stalled further housing development until the 1920s and 1930s, when Bungalows were erected in parts of Maud, Foster, Balliang, McKillop, Kilgour, Bellerine, Swanston and Yarra Streets, and along Verner Street (east of Swanston Street). The extent of development at this time was shown in aerial images (Figure 18-19).

The postwar years following World War Two in the late 1940s and 1950s witnessed additional building development, mainly in Moorabool, Kilgour, Mundy and Lonsdale Streets. The late 20th century brought about the replacement of some dwellings with multi-unit developments, including those in Foster, Findon, McKillop and Yarra Streets. More substantial two storey detached dwellings were built on land formerly part of the Gordon TAFE in Moorabool Street (fronting Kilgour Street, Maud Street and Faggs Place in recent years, and reflect one of the more major residential developments in the study area in the early 21st century). More common were late 20th and early 21st century dwellings interspersed amongst heritage housing stock, most notably in McKillop and Kilgour Streets (Figure 20).

New single dwellings were also constructed throughout South Geelong, with a number in McKillop and Kilgour Streets. On the east side of Moorabool Street south of the railway line to Barwon Terrace, earlier buildings were replaced with shops and other commercial structures.

30 Part of City of Geelong Plan, reproduced by the Dept. Lands & Survey, Melbourne, n.d., VPRS 16171, PROV.
31 Geelong Advertiser, 15 February 1894, p.4.
32 The Ballarat Star, 29 November 1909, p.6.
33 Geelong Advertiser, 14 January 1921, p.2.
34 Ibid., 25 April 1923, p.2.
35 See Commonwealth Section Imperial Staff, Part Plan of Geelong, 1914, Department of Defence, showing building development in dark rectangles, VPRS 8168/P5 item MS DEF 54 PROV.



Figure 18. C. Pratt, Aerial view of South Geelong looking north from Belmont, 1926. Source: Accession H91.160/788, State Library of Victoria.
Figure 19. C. Pratt, Aerial view of South Geelong, 7 October 1927. Source: Accession H91.160/887.
Figure 20. Kilgour Street, looking east from Yarra Street, showing a recently constructed dwelling, 2019.images/photo/113408/

2.0 HISTORICAL OVERVIEW

PUBLIC PARKS, GARDENS AND STREET LANDSCAPING PARKS AND GARDENS

Parks and gardens were established in different parts of the study area from the 19th century for sport and recreation. They included Kardinia Park (earliest known as Chilwell Flat and used as a cricket ground from 1851), Hopetoun Park (laid out in 1909) and Richmond Oval (established in 1854) (see later subsections for further details). Other grounds and gardens were also created in South Geelong between the mid 19th and early 20th centuries, which continue to serve as public parks today. They also included the grounds of the Comunn na Feinne Society at the north-east corner of Fyans and Bellerine Streets.

COMUNN NA FEINNE SOCIETY GROUNDS

No longer surviving but an important location for annual sports and other events from 1861 was the grounds of the Comunn na Feinne Society.³⁶ The reserve was situated on the east side of Bellerine Street, between Fyans and Balliang Streets. The Society had begun in 1856 with a meeting was held at the Gaelic School house in Latrobe Terrace, being testimony to the comparatively large number of immigrant Scots living in Geelong at the time.³⁷

The first Highland gathering was held on ‘the plain at South Geelong near the Barwon River’ and involved field sports (such as tossing the caber, throwing the heavy hammer, putting the heavy stone, running high leap and men’s and boys’ footraces) and Highland dancing events.³⁸ At its grounds in Bellerine, Fyans and Balliang Streets (Figure 21), the Highland games became a major drawcard, with hundreds of local townspeople and visitors flocked to the annual sporting event, the 700-seat grandstand being full.³⁹

³⁶ Rowe, op.cit., theme 9.

³⁷ Ibid.

³⁸ K. Cardell, C. Cummin & R. Bakker, Comunn na Feinne 1856-1946: More Than a Pub Name (The History of the Geelong Highland Society and its activities 1856-1946), Peter Diggins, 2018, pp.12-13.

³⁹ Rowe, op.cit.

F21.

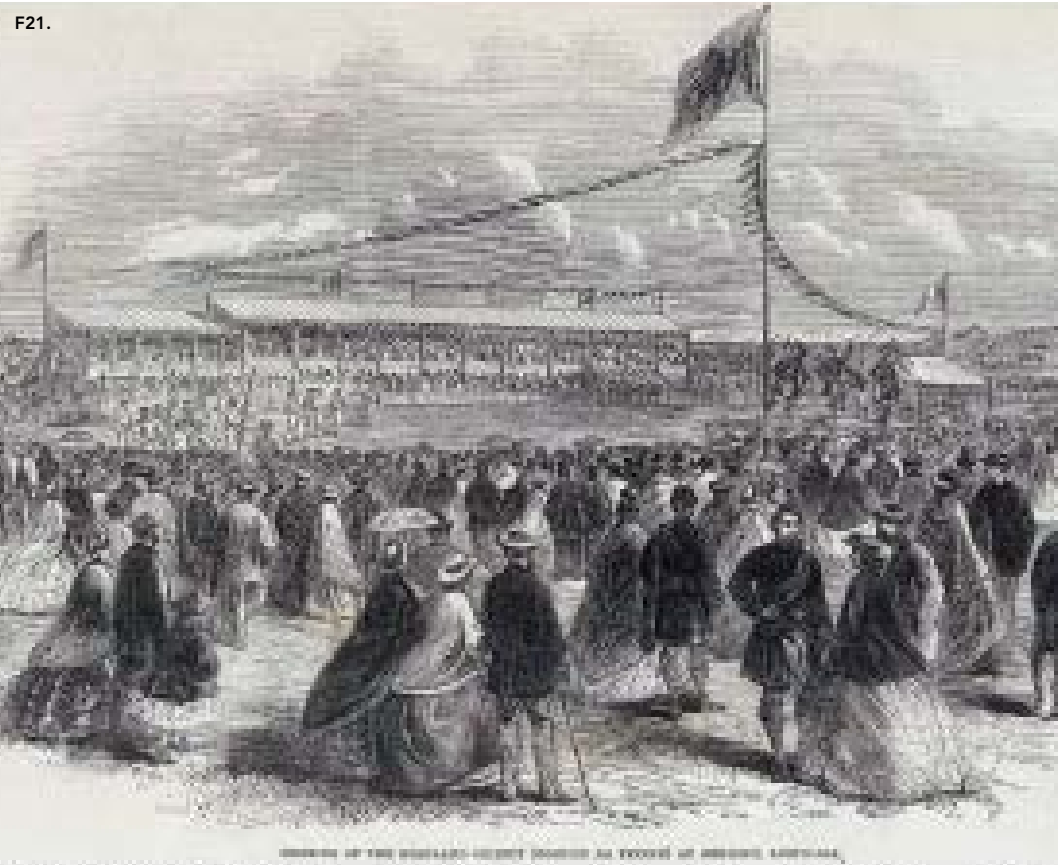


Figure 21. Meeting of the Highland Society (Comunn na Feinne) at Geelong, Australia, 1863. Source: Rex Nan Kivell collection, NK4182/132, Bib ID 1519347, National Library of Australia.

2.0 HISTORICAL OVERVIEW

STREET TREE PLANTING

Key to urban beautification in South Geelong since the 19th century has been street tree planting. One of the more notable improvements came in 1868 when the Mayor of Geelong, Cr Robert de Bruce Johnstone advocated an enterprising street tree planting program on both sides of Moorabool Street. Trees were to be funded by private subscription in honour of Queen Victoria’s birthday.⁴⁰ As reported in the Geelong Advertiser:

The mayor intimated that he had been endeavouring to get the rows of trees, from Moorabool street to the Barwon, planted by private subscription. The conditions were that each person subscribing 15s would have the privilege of allowing his children to plant a tree. To plant the whole street the number of trees required would be seventy on one side and sixty on the other. Seventy had already been subscribed for, so that only sixty remained.⁴¹

The planting of pine trees⁴² commenced in Moorabool Street ‘from the Church of England Grammar School to the Barwon Bridge’ on 25 May 1868 when a member of each subscriber’s families planted a tree, a record of the event being kept in the Town Hall as a commemorative measure⁴³ (Figure 22). The pines appear to have been replaced with elms in 1885 and they were removed in c.1963.⁴⁴ Two elm trees on the north side of Foster Street (near Moorabool Street) appear to be a vestige of the tree replacement program in 1885.

A similar initiative was established on the west side of Yarra Street in 1872 (albeit in a less grandiose manner) when 48 elm trees were planted.⁴⁵ The trees had been sourced from the Johnstone Park nursery. The first tree was planted by Francis Ducker, son of the Mayor, W.F. Ducker.⁴⁶

The planting of elms in Geelong’s trees was prolific throughout the late 19th century. In 1891, for example, 400 additional elms had been acquired ‘for planting in the streets of the different wards.’⁴⁷ Aerial photographs of parts of South Geelong by Charles Pratt in the 1920s suggest that several of the streets were lined with elm trees. Pratt’s aerial photograph of the southern portion of Garden Street showed the newly-laid out wide median strip between Kilgour and Carr Streets. Unlike several other streets, this section of Garden Street appears to have been planted with native trees, including Spotted Gums (Corymbia Maculatas). It was in the early 1920s when Town Planners advocated the planting of native trees, including W. Scott-Griffiths in South Australia, who, in 1924,

commented on the street tree planting proposal of the Geelong Progress Association. In particular, Scott Griffiths declared:

I would prefer to see more native trees used. The coloring of trunk foliage of some gums is magnificent, and if planted in harmony with the surrounding landscape these gums would prove most effective. The plantation should not be too close and formal, and care should be exercised not to place the trees too close to the road formation, otherwise the life of the road would be seriously damaged owing to the excess of shade, especially in the winter months, on a macadam roadway.⁴⁸

By 1940, a survey of street trees in Geelong was carried out by the curator of the Geelong Botanic Gardens. It found that three quarters of the elm trees planted in the 19th century required replacing ‘in the near future.’⁴⁹ This was impetus for the replacement of the mature elms and other exotic street trees in South Geelong in subsequent years with natives.

40 Geelong Advertiser, 11 May 1868, p.3.
41 Ibid.
42 The species of trees planted was not described in 1868 but in 1885 the Geelong Town Council Gardens Committee recommended that ‘the pines planted in Moorabool-street south, from Myers-street to Fyansstreet, be removed, and that elm trees be planted in lieu thereof.’ See Geelong Advertiser, 21 April 1885, p.3.
43 Ibid., 15 May 1868, p.3.
44 Ibid., 21 April 1885, p.3 & Investigator, vol.3, no.1, February 1958, p.1.
45 Geelong Advertiser, 22 August 1872, p.2 & W.R. Brownhill & I. Wynd, The History of Geelong and Corio Bay with postscript 1955-1900, The Geelong Advertiser, Geelong, 1990, p.112.
46 Ibid.
47 Geelong Advertiser, 20 June 1891, p.4.
48 Chronicle (Adelaide, South Australia), 24 May 1924, p.48.
49 The Age, 26 June 1940, p.12.

F22.

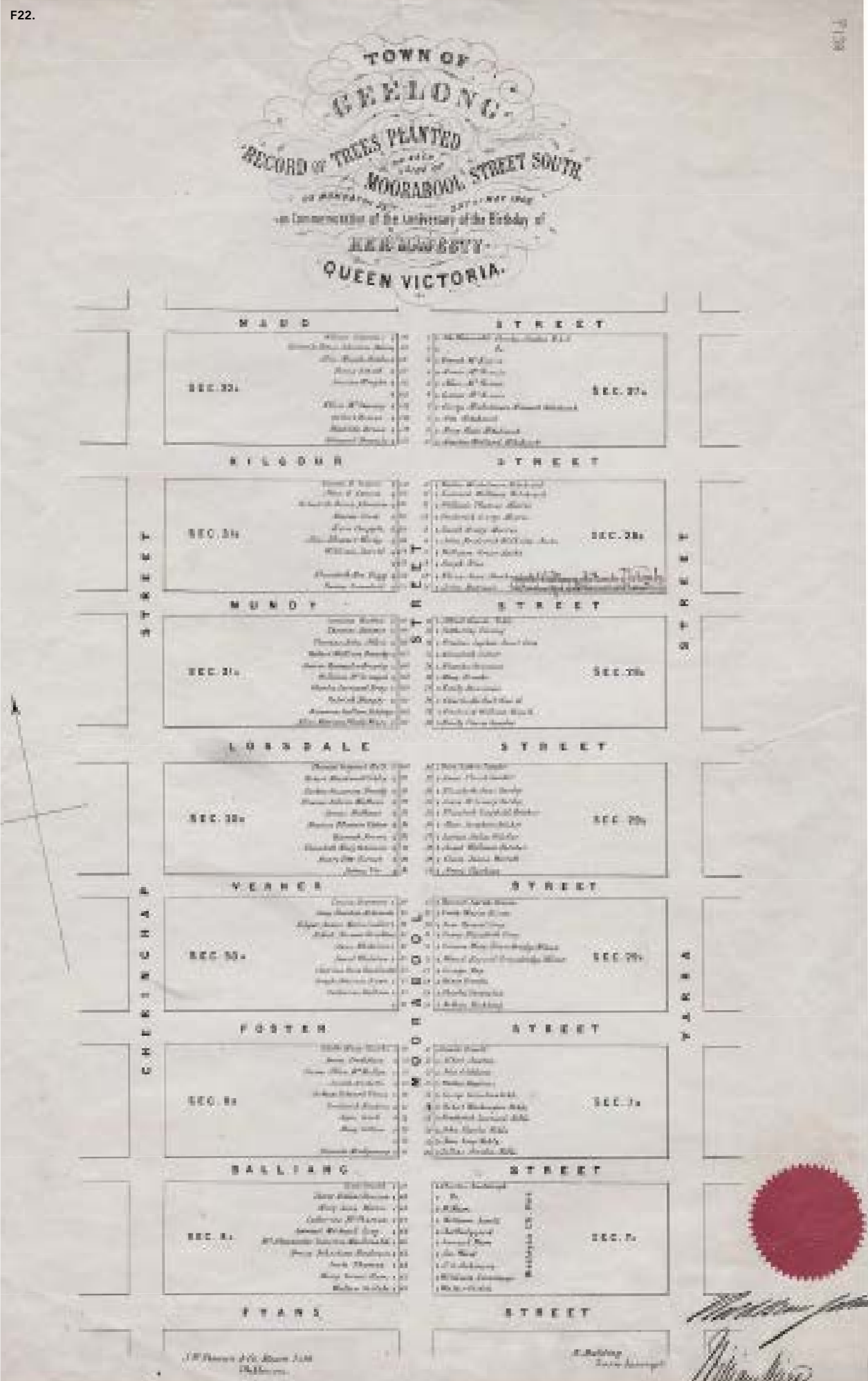


Figure 22. R. Balding, ‘Geelong: Record of Trees Planted on each side of Moorabool Street in commemoration of the Birthday of Her Majesty Queens Victoria, 1868.’ The names shown marked the locations of the trees funded by each subscriber. Source: J.W. Pearson & Co., Melbourne, 1868, GRS 2031/ P138, Geelong Heritage Centre collection.

HERITAGE CHARACTERISTICS

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3.1 GENERAL OVERVIEW

URBAN LAYOUT, TOPOGRAPHY AND VIEW LINES

The layout of streets within the study area largely reflects the original Geelong Town Plan of 1838 (with its grid arrangement between Moorabool and Swanston streets, and McKillop and Fyans Streets), and the east extension of 1854 providing a more dynamic urban plan with the curved streets of Bourke Crescent and Richmond Crescent (however, the neighbouring streets with this early plan extension largely confirm to a grid arrangement, including Garden, Kilgour, and Verner Streets). Punctuating the regulatory of the grid layout is the Geelong to Warrnambool Railway line which extends on a diagonal access from the west end of Kilgour Street to the south end of Garden Street, the railway axis also emphasised by the adjoining thoroughfare that is parallel to the railway: Carr Street.

The study area is defined by sloping topography, the highest point being at the north end at McKillop Street, and extending south towards the lowest level at Fyans Street (the topography continues in a southern descent beyond Fyans Street to the Barwon River).

The regular grid layout for much of the urban plan in the study area, and its sloping topography, provides for largely uninterrupted views between the northern and southern-most parts of the study area (between McKillop and Fyans Streets) along Yarra and Swanston Streets (Figures 23-24), as traditionally intended. These viewlines were ‘opened up’ with the clearing of the new streets, the clearing of Yarra Street in 1842 being considered as ‘of the most striking improvements.’⁵⁰

Viewlines along Moorabool and Bellerine Streets have been partially obscured. In Moorabool Street, the railway bridge at the Carr Street intersection partially interrupts the viewline when looking from the south although the sloping topography provides views beyond to the top of the hill at McKillop Street (Figure 25). Since the second half of the 20th century, the north-south viewline along Bellerine Street has been partially interrupted by high brick walls associated with the Barwon Water depot in Lonsdale Street (recently demolished) and high timber fencing forming the northern boundary of the South Geelong Railway Station car park (Figure 26).

Largely uninterrupted views in thoroughfares on an east-west axis are also accentuated by the substantially-wide streets, including McKillop and Kilgour Streets (Figure 27).

The majority of property allotments are rectangular in layout, and range in size (this being due to the different subdivisions throughout the study area and site function). Exceptions include the wedge-shaped layouts of properties in Bourke Crescent and Richmond Crescent. Almost all of the allotments feature front setbacks (apart from corner stores, hotels, and commercial buildings fronting Moorabool Street).

HOUSING STOCK

The majority of the dwellings within the study area are single storey (or have a single storey appearance from the public realm), detached, hipped and/or gabled, and constructed of corrugated sheet metal roof cladding and timber weatherboard wall cladding (Figure 28). They feature front and/or return post-supported verandahs and detailing and decoration reflective of the eras in which they were built. Lesser in number are heritage dwellings of face brick and rendered wall construction. The dwellings also feature timber framed double hung windows, panelled (and/or glazed) timber doors and most have eave overhangs. Most also especially feature chimneys of construction and detail reflective of their stylistic origins.

The majority of heritage dwellings in the study area largely comprise one of a small number stylistic types: Early Victorian, Victorian, Edwardian/Federation, interwar and postwar. Examples of each stylist type are as follows (further details are given in the City’s Heritage and Design Guidelines 1997):

50 Geelong Advertiser, 6 June 1842, p.2.



Figure 23. Swanston Street looking south from Kilgour Street round about, 2019.

Figure 24. Yarra Street looking south from Kilgour Street round about, 2019.

Figure 25. Moorabool Street looking north-east, 2019. The railway bridge is in the background, along with views to McKillop Street up the hill.

Figure 26. Bellerine Street looking south from the Kilgour Street intersection, 2019.

Figure 27. Kilgour Street looking west from near Swanston Street intersection, 2019.

Figure 28. Maud Street (south side between Swanston & Bellerine Streets), largely showing a mix of hipped Late Victorian and hipped & gabled Edwardian/Federation dwellings, 2019.

3.1 GENERAL OVERVIEW

EARLY VICTORIAN

A small number of Early Victorian dwellings survive in the northern and southern parts of the study area (including McKillop and Kilgour Streets to the north, and Yarra, Balliang and Bellerine Streets to the south) (Figures 29- 30), where the earliest housing allotments were made available. These dwellings are modest in scale and feature hipped and gabled roof forms clad in corrugated sheet metal. They are constructed of brick (some with introduced overpainting), absence of eaves and front verandahs (some post-supported verandahs have been added), simple masonry chimneys, timber framed double hung or casement windows, central panelled timber doors and symmetrical compositions.



Figure 29. Early Victorian gabled dwelling, 31 Balliang Street, 2019.
Figure 30. Early Victorian hipped roofed dwelling, 278 Bellerine Street, 2019.

VICTORIAN

Three sub-types of Victorian styled dwellings (built from the 1860s until the very early 20th century) are identified in the study area: Mid Victorian, Victorian Italianate and Late Victorian. The mid and late Victorian styled dwellings are similar in appearance, mainly having symmetrical compositions, hipped roof forms, front post-supported verandahs (the roofs being concave or convex, or for Late Victorian only, bullnosed profile), with cast iron valances and brackets supported by cast iron posts or stop chambered square timber posts (Figure 31). They often feature elaborate brick or rendered masonry chimneys (with corbelled tops), timber framed double hung windows (including tripartite types), panelled front timber doors with sidelights and highlights, timber weatherboard wall cladding (some with timber cladding simulating ashlar masonry at the front), sheet metal roof cladding, modest eaves and paired timber eaves brackets (some with decorative panels between). Victorian Italianate styled dwellings have asymmetrical compositions with projecting faceted front bays (Figure 32).



Figure 31. Late Victorian dwelling, Kilgour Street, 2019.
Figure 32. Victorian Italianate dwelling, Swanston Street, 2019.

3.1 GENERAL OVERVIEW

EDWARDIAN/FEDERATION DWELLINGS

Built from the late 1890s until c.1915, examples of Edwardian/Federation dwellings in the study are identified by principal, steeply-pitched hipped roof forms with projecting front gabled wings (and side gabled wings for more elaborate types) and front and return verandahs (Figures 33-34). These verandahs are supported by turned timber posts and timber fretwork valances and/or brackets. Most are of timber weatherboard wall cladding with corrugated sheet metal roof cladding and eaves overhangs having exposed timber rafters. They have timber framed double hung or casement windows (arranged as corner or faceted bays, or singularly or in pairs), timber panelled doors (possibly with upper glazed panels and side lights) and bracketed timber window hoods. Prominent brick chimneys (some with brick strapped) with multi-corbelled tops and terracotta pots represent other features, as do decorative gable infill (timber battening, timber shingling or rendered panelling).



Figure 33. Federation dwelling, Maud Street, 2019.
Figure 34. Edwardian dwelling, Verner Street, 2019.

INTERWAR BUNGALOWS

These dwellings were constructed in the 1920s and 1930s and feature broad, gabled roof forms (often with a street-facing verandah gable or a recessed front porch under the main roof), wide eaves with exposed timber rafter ends, corrugated sheet metal roof cladding, timber weatherboard wall cladding, timber framed double hung windows (with some arranged in banks of three), timber framed and glazed front doors (or timber doors with upper glazed panels), timber shingling or weatherboards in the gable ends, plain rectangular brick chimneys (often with soldier-coursed tops) and brick verandah piers (mainly having concrete cappings) surmounted by squat concrete columns or timber posts (Figure 35). A small number of interwar Bungalows in the study have main hipped roofs with projecting verandah gables.

POSTWAR BUNGALOWS

Postwar Bungalows in the study area were constructed from 1945, after the end of World War Two. There are also some late interwar Bungalows (built in the late 1930s or early 1940s) that reflect similar characteristics. They feature broad hipped or gabled roof forms clad in tiles or corrugated sheet metal, broad plain eaves, larger timber framed double hung windows (often arranged in banks of three at the front), curved cantilevering corner porches, cream or pressed red brick wall construction, timber framed and glazed front doors, and plain brick chimneys (Figure 36).



Figure 35. Interwar Bungalow dwelling, Fitzroy Street, 2019, one of very few Bungalows of face brick construction in the study area.
Figure 36. Postwar Bungalow, Kilgour Street, 2015/Street, 2019.

3.1 GENERAL OVERVIEW

GARAGING

For most historic properties, garaging is largely recessive to the dwellings given that the advent of the motor car came during the 1920s in Geelong. Where there are rear lanes, most garages are located at the rear with access from these lanes (Figure 37). Exceptions include corner allotments where the garaging may have a shallow setback to the secondary street, these allotments forming bookends to these streets.



Figure 37. Garaging fronting rear lane off Richmond Place, 2019.

FENCING

The majority of front fencing in the study area are version of timber pickets (pointed, flat and capped) (Figure 38). While historically pointed timber picket fences were commonly constructed in conjunction with Victorian and Edwardian/Federation dwellings, these fences have subsequently been built in various streets for later dwelling types, including interwar Bungalows.

Capped and flat timber picket fences are generally associated with Federation/Edwardian dwellings and interwar Bungalows, as are timber post and woven wire fences that also feature in the study area (Figures 39-41).

Low solid brick fences, or front fences with brick plinths and piers with open steel trussed bays between, were common for postwar era dwellings and are identified on some dwellings of this era in the study area (see Figure 36).

There are some introduced fences of varying construction types, including those with brick piers, that do not relate to the character of the streetscape or the era of the dwelling. Similarly, several front fences extend higher than traditional heights of 1200- 1300 mm for picket and woven wire fences, and 500-1200 mm for brick fences.

Figure 38. Variations in timber picket front fencing, Bourke Crescent, 2019.

Figure 39. Early capped timber picket fence in keeping with Federation dwelling, Swanston Street, 2019.

Figure 40. Introduced capped timber picket front fence & gate, Swanston Street, in keeping with the interwar Bungalow, 2019.

Figure 41. Timber post & woven wire front fence with scrolled metal pedestrian gate, Verner Street, in keeping with the interwar Bungalow, 2019.



3.1 GENERAL OVERVIEW

ENGINEERING INFRASTRUCTURE

The majority of early (19th and very early 20th century) engineering infrastructure in most streets have been replaced with concrete kerb and channel, and concrete footpaths. Remnant early bluestone kerb and channel is located in Bourke Crescent (Figure 42), and Walls Street. There are bluestone spoon drains in some rear lanes, including those south of Foster Street (between Swanston and Bellerine Streets) (Figure 43), Korroit Place (off Bourke Crescent) and St. Matthews Lane (off Walls Street). On the west side of Bellerine Street (between the railway station car park and Foster Street) is an early bluestone spoon drain (Figure 44). Asphalt footpaths (following a traditional appearance) are largely confined to Walls Street, and half of Bourke Crescent (west side) (Figure 42). Roundabouts in Kilgour Street have been introduced.



Figure 42. Asphalt footpaths and early bluestone kerb and channel, Bourke Crescent, 2019.

Figure 43. Rear lane with central bluestone spoon drain (properties fronting Foster & Balliang Streets, between Swanston & Bellerine Streets), 2019.

Figure 44. Bluestone spoon drain, Bellerine Street, 2019.

STREET LANDSCAPING

Grassed nature strips (of varying widths) predominate throughout the study area. The generous median strips in Garden Street (south of Kilgour Street), Fitzroy Street (south of Kilgour Street) and Richmond Street are original to the 1920s (Figure 45). In Kilgour Street, median strips extending from the intersections with roundabouts in Kilgour Street have been introduced.

Few surviving exotic street trees from the 19th century streetscape beautifying schemes survive in South Geelong. They include (but are not limited to) the two mature English Elms on the north side of Foster Street (near Moorabool Street) and the row of English Elms on the south side of Carr Street (between Moorabool and Kilgour Streets) (Figure 46).

The majority of street trees appear to have been introduced as replacements of earlier exotics after 1940s. The species vary between streets, although there is a predominance of Prickly Leafed Paperbarks and Bottlebrushes (Figure 47). South of the railway line, much of the Foster Street streetscape is defined by White Cedar trees (Azedarach) (Figure 48).

Figure 45. Garden Street (looking south from near Kilgour Street) showing wide grassed median strip with a mix of native street trees, 2019.

Figure 46. Carr Street, looking west from Baldock Lane, showing the row of Elm trees, 2019..

Figure 47. Verner Street (near Garden Street), showing Prickly Leafed Paperbark street trees, 2019.

Figure 48. Foster Street (near Yarra Street), showing White Cedar street trees, 2019.



3.2 EXISTING HERITAGE AREAS

Much of the northern portion of the study area, and two smaller residential areas south of the railway line, are identified as heritage overlay areas. They are as follows:

3.2.1 CITY SOUTH RESIDENTIAL HERITAGE AREA HO1641

LAYOUT AND HOUSING STOCK

The City South Residential Heritage Area is especially defined by its rectangular layout of allotments, with the streets reflecting the original grid plan. There are rear and side lanes abutting several properties, most notably in Maud Street. Other secondary streets have access from the principal thoroughfares of McKillop and Kilgour Streets. The portion of the City South Residential Heritage Area in the study area is largely defined by single storey (predominantly timber) detached houses dating from the 1850s until the 1920s.⁵¹ Especially notable is the homogeneity in scale, height, setbacks, construction and predominance of Late Victorian Edwardian/Federation and interwar Bungalow styled dwellings that characterise much of the Maud Street streetscape (Figures 49-52). Having a lineal arrangement, the majority of the dwellings are detached, save for the semi-detached timber dwellings at 97-99 Maud Street built in 1888 and which originally featured a decorative parapeted front façade.⁵² Most of the dwellings in Maud Street were built from the 1880s until the late 1930s.⁵³ There are some introduced (late 20th century) dwellings in parts of Maud Street, including those on the north side of the street between Bellerine and Yarra Streets.

Of particular integrity are those parts of Maud Street between Swanston and Bellerine Streets, and Yarra and Moorabool Streets. On the north side of Maud Street (between Yarra and Moorabool Streets) are more substantial interwar timber and brick Bungalows on contextually larger allotments. They are a legacy of the subdivision of the former Geelong Grammar School site in 1916 and similar-sized allotments and dwellings front onto Yarra and McKillop Streets as part of this block.⁵⁴ A portion of the former Geelong Grammar School building survives at 55 Maud Street and is a local landmark (see following subsection for further details).

Other parts of the City South Heritage Area also express a uniformity in allotment configurations, setbacks, single storey scale, timber wall construction and stylistic attributes, (mid and late Victorian, and Edwardian/Federation) and hipped and/gabled roof forms with front post-supported verandahs. This includes the south end of Bellerine Street (between Mundy and Lonsdale Streets), where the houses date from 1868 until the 1920s⁵⁵ (Figure 53).

The east side of Yarra Street (between Kilgour and Mundy Streets) is a uniform row of single storey hipped roofed Late Victorian styled timber dwellings built mainly inc.1896⁵⁶ (Figure 54). Several feature projecting minor hipped wings at the front. There are post-supported front verandahs, notable brick chimneys and a predominance of timber picket front fences and gates.

51 See Geelong Town Council Rate Books, 1887-1888, op.cit.
52 Details from an historic photograph in Maxwell Collins sale notice, n.d., Authentic Heritage Services Pty Ltd collection.
53 Ibid., 1880-1939. 54 Old Geelong Grammar School Estate auction notice, 8 April 1916, GRS 2030, Geelong Heritage Centre.
54 Old Geelong Grammar School Estate auction notice, 8 April 1916, GRS 2030, Geelong Heritage Centre.
55 Geelong Town Council Rate Books, op.cit., 1868-1929. 56 Ibid., 1893-1900.
56 Ibid., 1893-1900.



Figure 49. Maud Street, south side, looking east from Bellerine Street, 2019.

Figure 50. Maud Street, north side from Swanston Street, 2019.

Figure 51. Maud Street, south side between Yarra and Moorabool Street (looking west), 2019.

Figure 52. Maud Street, north side between Yarra and Moorabool Streets (looking west), 2019.

Figure 53. Bellerine Street, east side looking north-east from Lonsdale Street, 2018.

Figure 54. Yarra Street, East Side From Kilgour Street (Looking South-East), 2019. Note The Landmark Clock Tower of The Austin Homes In The Background.



3.2 EXISTING HERITAGE AREAS

The City South Residential Heritage Area includes properties from the west of Gheringhap Street, taking in the south side of McKillop Street, north side of Kilgour Street and the western-most part of Maud Street. Notable for its uniformity in scale, timber construction and Late Victorian and Edwardian/Federation designs are the dwellings at 6-30 McKillop Street (between Gheringhap Street at the east end and the Geelong to Warrnambool Railway line to the west), 126-138 Gheringhap Street, 5-9 Kilgour Court, 11-25 Kilgour Street and in Maud Street date from 1890 and 1914⁵⁷ (Figures 55-57) An historic two storey landmark is the hipped roofed rendered brick Victorian dwelling at 142 Gheringhap Street (built in 1858) with contemporary two storey additions at the side. Interspersed throughout this area are some introduced brick and timber dwellings of later eras.

South of the railway line are two other discrete (but different) parts of the City South Residential Heritage Area. Especially intact is the residential area between Moorabool and Yarra Streets, and Lonsdale and Verner Streets (Figures 58-59). Defined by regular, rectangular allotments with side and rear lanes, the area was surveyed in 1884 and 1885. It is characterised by Late Victorian and Edwardian/Federation timber dwellings built between 1891 and 1918. A contextually unusual example is the Late Victorian Italianate dwelling, ‘Hazelhurst’, 5 Verner Street, built in 1891-92.⁵⁸ The area also has a smaller number of interwar timber Bungalows built in the 1920s.⁵⁹

57 Ibid., 1889-1915.

58 Ibid., 1890-92.

59 Ibid., 1922-29.



Figure 55. Maud Street, south side between Moorabool Street & the railway line (looking south-west), 2019.

Figure 56. McKillop Street, south side between Gheringhap & Maud Streets (looking south-west), 2019.

Figure 57. Gheringhap Street, west side between McKillop & Maud Streets (looking south-west), 2019.

Figure 58. Lonsdale Street, south side from near Moorabool Street (looking south-west), 2019.

Figure 59. Verner Street, south side from near Moorabool Street (looking south-east), 2019.

3.2 EXISTING HERITAGE AREAS

A smaller portion of the City South Residential Heritage Area takes in properties on the west side of Yarra Street (between Foster and Balliang Streets), together with some properties in Foster and Balliang Streets (near Yarra Street) (Figures 60-61). The area includes two early Victorian styled painted brick gabled dwellings at 31 Balliang Street (built in c.1854) and 257 Yarra Street (built in the latter with a later 20thcentury two storey addition),⁶⁰ three detached hipped roofed timber and rendered brick Victorian dwellings at 34-38 Foster Street, a brick Victorian dwelling at 243 Yarra Street (built in 1870-71)⁶¹ largely disguised by a high front fence (given its original substantial front setback, the dwelling being located on the rear boundary) and two semi-detached hipped roofed brick Victorian dwellings at 30-32 Foster Street (built in 1870- 71).⁶² At 247 and 255 Yarra Street are other single storey postwar and interwar dwellings.

Kilgour and McKillop Streets in the City South Residential Heritage Area also feature a notable number of early Victorian, Victorian, Edwardian/Federation and interwar Bungalows (Figure 62). These streetscapes also have contextually greater diversity in the greater variations in original wall construction (stone, brick and timber), height (single and double storeys) and in the number of introduced dwellings. Overall, there are commonalities in hipped and gabled roof forms and front setbacks.

⁶⁰ Ibid., 1850-1856.
⁶¹ Ibid., 1869-72 & D. Rowe, 'Geelong City C Citations Project', prepared for the City of Greater Geelong, 2002.
⁶² Ibid



Figure 60. Yarra Street, east side, south from Foster Street (looking south-east), 2019.
Figure 61. Foster Street, south side from Yarra Street (looking south-east), 2019. The semi-detached brick Victorian dwellings are shown in the foreground, with the neighbouring Victorian dwellings included in this part of the City South Residential Heritage Area.
Figure 62. Kilgour Street, south side, between Swanston & Yarra Streets (looking south-west), 2019.

TRADITIONAL LANDMARKS IN THE CITY SOUTH RESIDENTIAL HERITAGE AREA

HOUSES

Within the City South Residential Heritage Area are a small number of dwellings that have formed traditional landmarks by virtue of their early provenance, two storey scale and masonry construction compared to neighbouring dwellings. They are 'Lismore' at 126 Kilgour Street, built as a single storey bluestone dwelling in 1858 and with rendered brick additions of 1861,⁶³ and the house at 100 Maud Street, built in 1863.⁶⁴

HOTELS

Some two storey hotel buildings form local landmarks in the City South Residential Heritage Area. They are the face brick former Rosemary Branch Hotel at 77 Maud Street (built in 1855) (Figure 63) and the Comunn na Feinne Hotel, 209 Kilgour Street (built in 1860)⁶⁵ (Figure 64).

⁶³ Rowe, 'About Corayo', op.cit., theme 5.
⁶⁴ G. Butler & Associates, 'City of Geelong Urban Conservation Study', prepared for the City of Geelong, vol.4, 1991.
⁶⁵ Helen Lardner Conservation & Design, 'City of Geelong Urban Conservation Study Locally Significant Sites', prepared for the City of Greater Geelong, March 1995 & Rowe, op.cit.



Figure 63. Former Rosemary Branch Hotel, 77 Maud St, 2019.
Figure 64. Comunn na Feinne Hotel, 209 Kilgour Street, 2019

3.2 EXISTING HERITAGE AREAS

OTHER COMMERCIAL BUILDINGS

Throughout the City South Residential Heritage Area are a number of commercial buildings. One of the earliest is the former candle factory at 80 McKillop Street (a two storey Early Victorian styled rendered brick building with hipped roofs) (Figure 65). Another is the former Bell and Sons butcher shop at 121 Kilgour Street (a single storey parapeted Early Victorian brick building constructed in 1860)⁶⁶ (Figure 66).

⁶⁶ Ibid.



Figure 65. Former candle factory, 80 McKillop Street, 2019.

Figure 66. Former Bell & Sons Butcher Shop, 121 Kilgour Street, 2019.

The majority of the commercial buildings were built as single storey corner stores. Some have been converted into dwellings, such as the original former Lyons’ Brothers’ butcher shop at 182 Bellerine Street (built in c.1895-96)⁶⁷ and relocated from its original adjoining corner allotment; and the former fruit shop at 179 Yarra Street (built in 1902)⁶⁸ (Figure 67) These original stores are Late Victorian in design with corner parapeted corner wings. The former store and dwelling at 179 Yarra has experienced two storey additions.

At key intersections in Kilgour Street, two early corner stores have been regenerated into thriving cafes. They are former grocery stores at 164 Kilgour Street and 197 Yarra Street (both built in c.1896)⁶⁹ (Figure 68).

Some commercial buildings continue to serve as commercial entities. This includes the Late Victorian timber shop at 142 McKillop Street (built in 1891-92)⁷⁰, and the brick pair

of shops at 303-305 Moorabool Street (built in 1901, the shop at 305 Moorabool Street having been converted into an architectural office)⁷¹ (Figure 69). At 241 Yarra Street, the former timber grocery store (built between 1893 and 1896) is now a milkbar.⁷² A later Lyons Brothers’ butcher shop at 164 Bellerine Street (built in 1913) has until recently also continued to serve a commercial purpose (Figure 70).

⁶⁹ Ibid., 1893 & 1896.

⁷⁰ Butler, op.cit.

⁷¹ Geelong Town Council Rate Books, op.cit., 1899-1901.

⁷² Ibid., 1893 & 1896

Figure 67. Former corner store, 179 Yarra Street, 2019.

Figure 68. Former grocery store (now café), 197 Yarra Street, 2019.

Figure 69. Shop & Office, 303-305 Moorabool Street, 2019.

Figure 70. Former Lyons’ Bros. Shop (built 1913) (left) and relocated (and altered) earlier timber shop and dwelling (right), 182-184 Bellerine Street, 2019.



3.2 EXISTING HERITAGE AREAS

3.2.2 CITY SOUTH RESIDENTIAL HERITAGE AREA HO1644

The north-east portion of the study area is included in the City South-East Residential Heritage Area HO1644. The area is significant for its detached, Late Victorian, Edwardian/Federation and interwar Bungalow timber and brick dwellings, intact street patterns, garden settings and varying allotment sizes depending on the grandeur of the property and the width of the street.

Variations in the character of the area reflect the evolution in the town planning, land sales and building developments at different times and in different parts of HO1644. The eastern-most portion of the City South-East Heritage Area (in the study area) is characterised dwellings fronting Bourke Crescent, and parts of Fitzroy, Kilgour and Swanston Streets comprising the eastern extension of the Geelong town plan in 1854.

Of particular interest is Bourke Crescent which is mainly identified by intact single storey hipped roofed Late Victorian timber dwellings built between 1890 and 1898 (Figures 71- 72). A projecting front gabled wing to the Late Victorian dwelling at 44 Bourke Crescent is a vestige of a butcher's shop built in c.1896.⁷³ There are also some Edwardian/Federation styled dwellings mainly built between 1914 and 1918 (other Edwardian/Federation dwellings have frontages to Kilgour and Fitzroy Streets). 74 Interwar Bungalows comprise the balance of dwellings in Bourke Crescent. Some also front onto Fitzroy Street, and four front onto Walls Street (the latter being built in 1922 and replacing St. Matthew's Anglican Church which relocated to 226 McKillop Street)⁷⁵ (Figure 73). At the west end of Walls Street is also a parapeted, painted brick single storey pizza shop built as a dairy in 1948 (it became a shop in 1958). ⁷⁶ It is situated at the rear of the interwar Bungalow at 37A Bourke Crescent and located on the Walls Street boundary.

⁷³ Ibid.
⁷⁴ Ibid., 1910-1915.
⁷⁵ Rowe, 'About Corayo', op.cit. & Rowe, 'C Citations', op.cit.
⁷⁶ Geelong City Council Rate Books, op.cit., 1948 & 1958.



Figure 71. Bourke Crescent, east side looking north-east, 2019.
Figure 72. Bourke Crescent, west side looking north from Walls Street, 2019.
Figure 73. Walls Street (from Hopetoun Park), showing interwar Bungalows & pizza shop (right), 2019.

A local landmark is the Queen Anne styled brick Elephant and Castle Hotel at 158 McKillop Street (corner Bourke Crescent) built in 1891-92 and extended in 1895⁷⁷ (Figure 74).

Opposite the hotel is Hopetoun Park which forms an important public landscape in this part of the heritage area (see earlier subsection for further details). Grassed nature strips and Brush Box and Hackberry street trees largely defined the remainder of the landscaping in the public realm. There are bluestone kerbs and channels (and spoon drains in side lanes).



Figure 74. Elephant & Castle Hotel, 158 McKillop Street, 2019.

3.3 OTHER HERITAGE CHARACTER AREAS

While the majority of the residential areas south of and to the north-east of the Geelong to Warrnambool Railway line outside existing heritage areas are largely characterised by Victorian, Edwardian/Federation and interwar styles, they have experienced change (to varying degrees) with the construction replacement dwellings and unit developments in the late 20th century. This includes the western ends of Foster, Balliang and Fyans Streets, for example.

Areas that especially reflect particular eras of development – and are largely intact to that era (or eras) of development include the following.

3.3.1 HERITAGE CHARACTER AREAS: NORTH SIDE OF RAILWAY LINE

Those on the north side of the railway line are:

HERITAGE CHARACTER AREA 1

This triangular area between Kilgour and Carr Streets and Baldock Lane takes in properties fronting the south side of Kilgour Street at 40-54 Kilgour Street, and includes properties at 1-5 Carr Street (Map 3).

These properties form part of a larger triangular area between Moorabool, Carr and Kilgour Streets, it previously forming part of Kardinia Park until it was afterwards excised following the construction of the Geelong to Colac Railway

line from 1874. The reservation as part of Kardinia Park was revoked and the area subdivided in 1881⁷⁸ (Figure 75).

78 Plan of Subdivision of Section 31B Geelong, County of Grant, 1881, plan G29/V1, Landata.



MAP 3

Heritage Character Area 1. Source of base map: Places Weave, City of Greater Geelong.

F75.

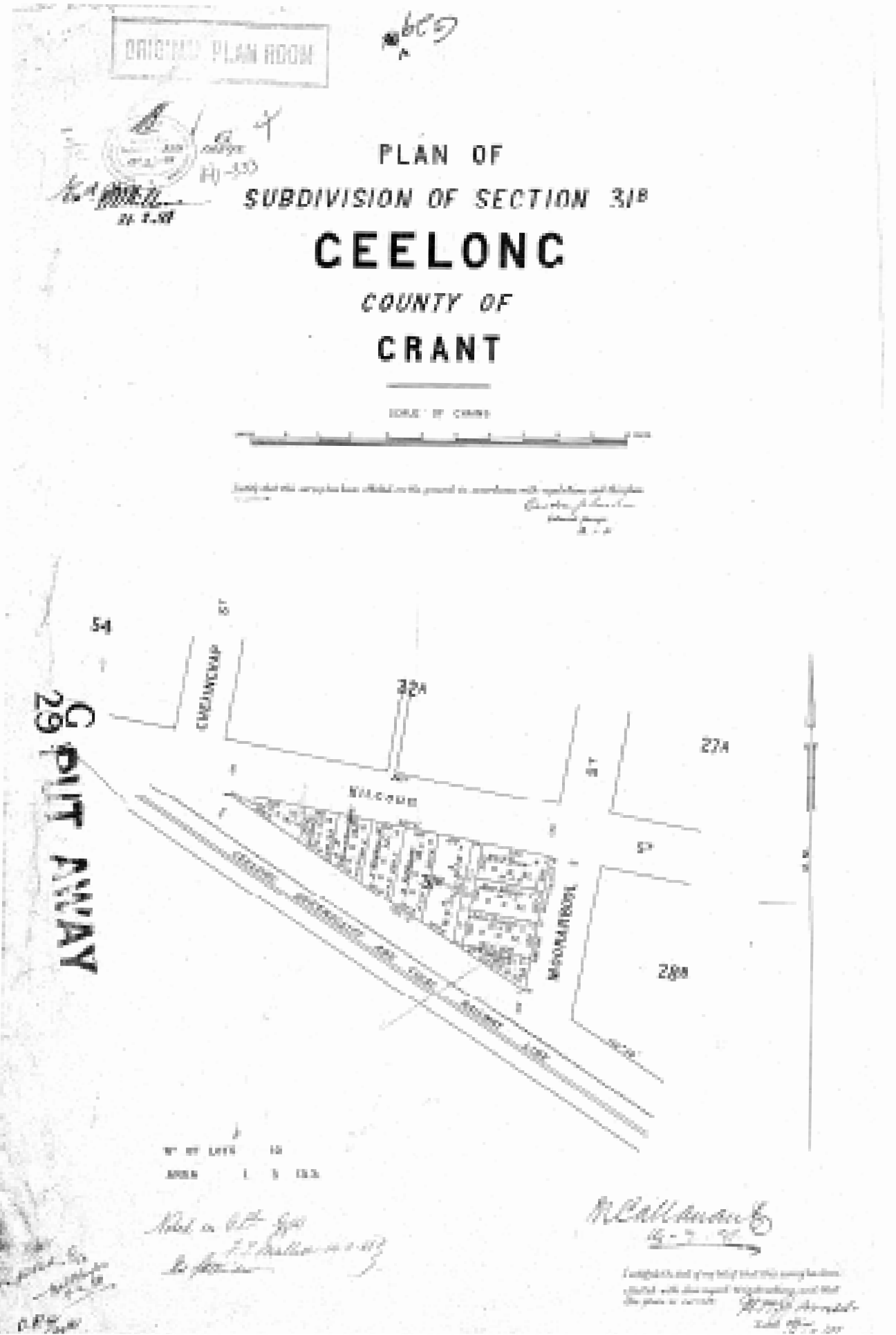


Figure 75. Plan of Subdivision of Section 31B Geelong, County of Grant, 1881, plan G29/V1. Source: Landata.

3.3 OTHER HERITAGE CHARACTER AREAS

The area is especially defined by lately intact, symmetrical, single storey, hipped roofed, timber Late Victorian styled dwellings with post-supported front verandahs had regular front setbacks. Exceptions include the Late Victorian gabled dwelling at 3 Carr Street, hipped and gabled interwar Bungalow at 48 Kilgour Street, and the postwar Bungalow at 5 Carr Street. Another postwar building atypical in design and function to the other properties is the former Ambulance station at 36 Kilgour Street.

The dwellings that contribute to the heritage character of the area were built between 1889 and 1950 (the majority being built in the 1890s) (Figure 76):⁷⁹

ADDRESS	DATE	STYLE
1 Carr Street	1893	Late Victorian
3 Carr Street	1893	Late Victorian
5 Carr Street	1950	Postwar Bungalow
40 Kilgour Street	1889	Late Victorian
42 Kilgour Street	1889	Late Victorian
44 Kilgour Street	1896	Late Victorian
46 Kilgour Street	1896	Late Victorian
48 Kilgour Street	1936-37	Interwar Bungalow
50 Kilgour Street	1900	Late Victorian
52 Kilgour Street	1898	Late Victorian
54 Kilgour Street	1898	Late Victorian

Garaging is largely located behind the dwellings with access to Carr Street.

Most of the front fencing and gates is timber picket. There is an early low brick fence at 48 Kilgour Street. The area has narrow, grassed nature strips and a small number of Willow Myrtle and Snow in Summer street trees. More notable is the row of English Elms of the south side of Carr Street. There are introduced concrete footpaths and concrete kerbs and channels.

79 House construction dates taken from Geelong Town Council Rate Books, op.cit., & Geelong Waterworks & Sewerage Trust Plans of Drainage, City of Greater Geelong..



Figure 76. Kilgour Street, south side (between Baldock Lane & Carr Street), 2019.

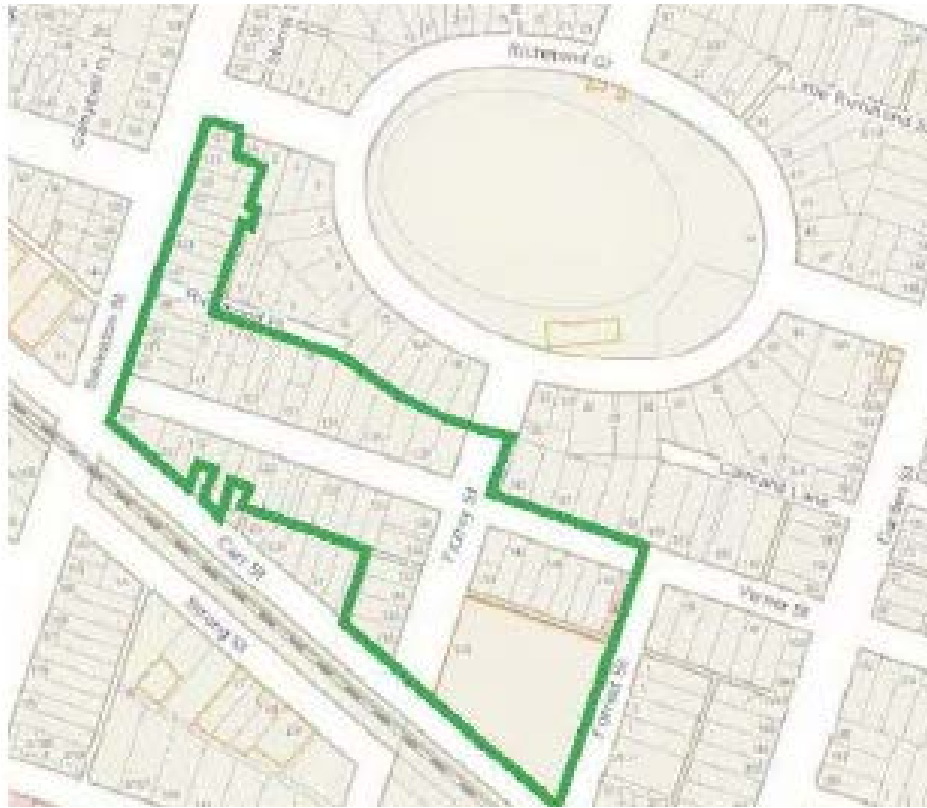
HERITAGE CHARACTER AREA 2

This area takes in the properties between 131 and 159 Swanston Street, 128-138 Fitzroy Street, both sides of Verner Street between Swanston and Fitzroy Streets (112- 141 Verner Street) and the south side of Verner Street between Fitzroy and Forrest Streets (140-154 Verner Street) (Map 4).

The area flanks the south and western parts of Richmond Oval originally laid out in 1854 as the eastern extension of the Geelong Town plan. Further subdivision occurred in 1891 between Richmond and Verner Streets (extending as far east as Fitzroy Street)⁸⁰ (Figure 77) In 1913, 46 residential allotments between Verner and Carr Streets, and Fitzroy and Garden Streets were made available as the Garden Street Estate.⁸¹ The heritage character of the area reflects of the evolution of residential development between the 1890s and 1930, as largely shown in an aerial image of 1927 (Figure 78). Swanston Street is especially intact for its row of single storey, hipped roofed, Late Victorian styled timber dwellings, together with some single storey gabled timber interwar Bungalows.

It mostly reflects the earliest residential development in the area. Verner Street is dominated by similar modestly-scaled timber Bungalows (an exception being the brick interwar Bungalow at 128 Fitzroy Street which is identified by a heritage overlay), reflecting housing development after World War One and especially in the 1920s. Later dwellings are few in number, as are noticeable two storey additions.

80 Plan of Resurvey of Secn. 17B of portion Secn. 82, Town of Geelong County of Grant, 1891, plan G25/S1, Landata.
81 Garden Street Estate auction notice, 22 November 1913, GRS 2030/7/135, Geelong Heritage Centre.
82 House construction dates taken from Geelong Town Council Rate Books, op.cit., & Geelong Waterworks & Sewerage Trust Plans of Drainage, City of Greater Geelong.



MAP 4

Heritage Character Area 2. Source of base map: Places Weave, City of Greater Geelong.

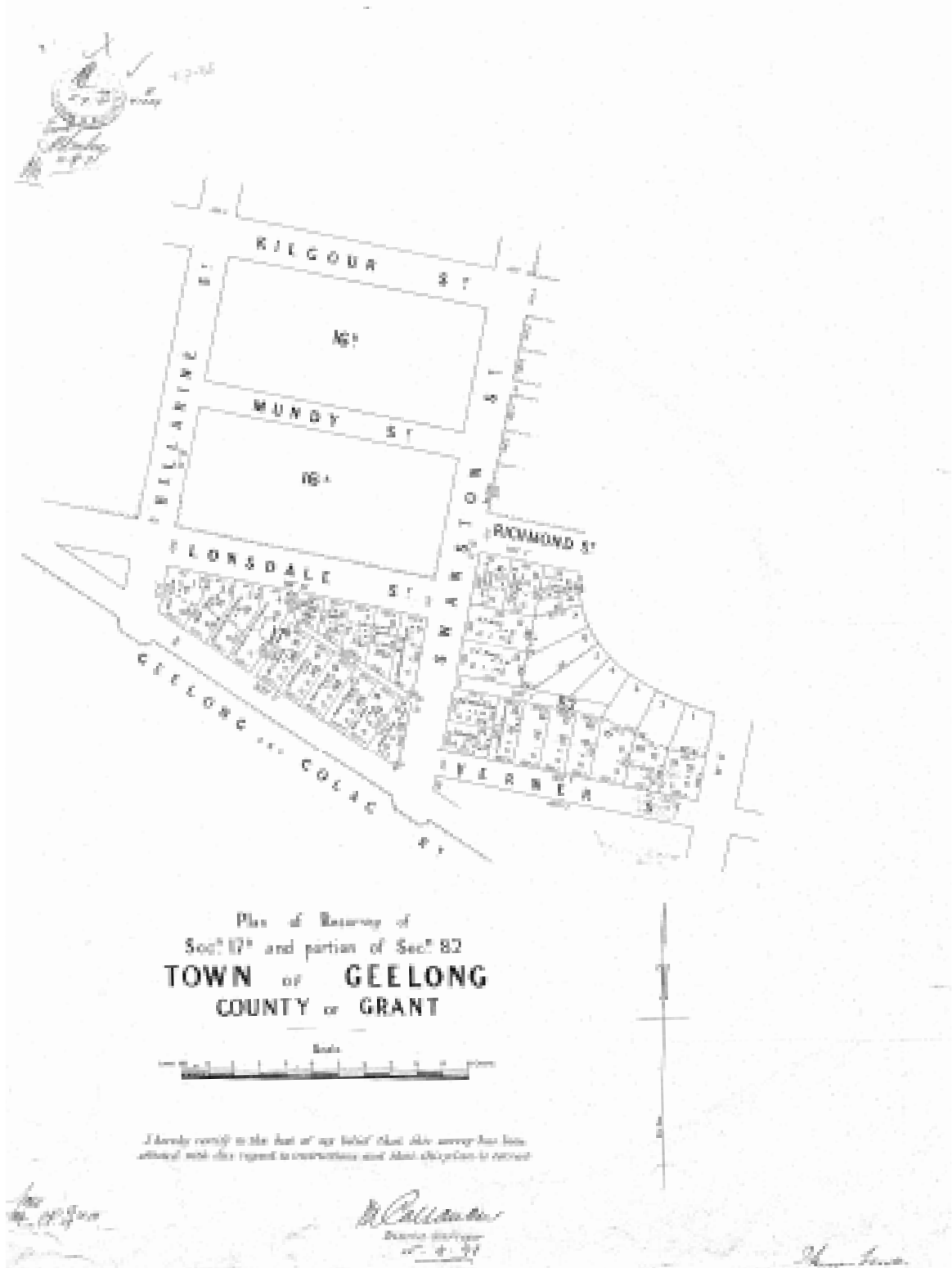


Figure 77. Plan of Resurvey of Secn. 17B of portion Secn. 82, Town of Geelong County of Grant, 1891, plan G25/S1. Source: Landata.

Figure 78. C. Pratt, aerial view showing Heritage Character Area 2, with Richmond Oval (Left), Glass factory (left), interwar Bungalows lining Fitzroy & Verner Streets (centre) and Late Victorian dwellings fronting Swanston Street (right), 7 October 1927. Source: Accession H91.160/887, State Library of Victoria

The dwellings that contribute to the heritage character of the area are listed overleaf (Figures 79- 83):⁸²

ADDRESS	DATE	STYLE
128 Fitzroy Street	1927	Interwar Bungalow
130 Fitzroy Street	1930	Interwar Bungalow
132 Fitzroy Street	1927	Interwar Bungalow
134 Fitzroy Street	1927	Interwar Bungalow
136 Fitzroy Street	1927	Interwar Bungalow
138 Fitzroy Street	1927	Interwar Bungalow
131 Swanston Street	1924	Interwar Bungalow
133 Swanston Street	1929	Interwar Bungalow
135 Swanston Street	1929	Interwar Bungalow
137 Swanston Street	c.1896	Late Victorian
139 Swanston Street	c.1896	Late Victorian
141 Swanston Street	c.1896	Late Victorian
143 Swanston Street	c.1896	Late Victorian
145 Swanston Street	c.1893	Late Victorian
147 Swanston Street	c.1896	Late Victorian
149 Swanston Street	c.1896	Late Victorian
151 Swanston Street	c.1896	Late Victorian
153 Swanston Street	c.1896	Late Victorian
157 Swanston Street	c.1896	Late Victorian
159 Swanston Street	1927	Interwar Bungalow
117 Verner Street	1927	Interwar Bungalow
119 Verner Street	1927	Interwar Bungalow
121 Verner Street	1926	Interwar Bungalow
122 Verner Street	1927	Interwar Bungalow
123 Verner Street	1926	Interwar Bungalow
124 Verner Street	1927	Interwar Bungalow (two storey additions)
126 Verner Street	1927	Interwar Bungalow
127 Verner Street	1926	Interwar Bungalow
128 Verner Street	1927	Interwar Bungalow
129 Verner Street	1926	Interwar Bungalow
130 Verner Street	1927	Interwar Bungalow
131 Verner Street	1926-27	Interwar Bungalow
132 Verner Street	1927	Interwar Bungalow
133 Verner Street	1927	Interwar Bungalow
134 Verner Street	1927	Interwar Bungalow
135 Verner Street	1926	Interwar Bungalow
137 Verner Street	1928	Interwar Bungalow
139 Verner Street	1926	Interwar Bungalow
141 Verner Street	1929	Interwar Bungalow (two storey additions)
142 Verner Street	1927	Interwar Bungalow
144 Verner Street	1927	Interwar Bungalow
146 Verner Street	1927	Interwar Bungalow
148 Verner Street	1927	Interwar Bungalow
150 Verner Street	1928	Interwar Bungalow
152 Verner Street	1929	Interwar Bungalow
154 Verner Street	1928	Interwar Bungalow



Figure 79. Fitzroy Street, west side between Carr & Verner Streets, looking north-west, 2019.

Figure 80. Swanston Street, east side (between Richmond & Carr Streets), 2019.

Figure 81. Row of Victorian dwellings on east side of Swanston Street (between Richmond & Verner Streets), 2019.

Figure 82. Verner Street looking south-west from Fitzroy Street, 2019

Figure 83. Verner Street, south side from Fitzroy Street, looking west, 2019.

3.3 OTHER HERITAGE CHARACTER AREAS

Most of the garaging is located behind the dwellings, with vehicular access either from rear and side lanes (as in the majority of properties in Swanston Street), with a lesser number of front access from side driveways and cross overs.

There are a range of fence types, the majority being variations of timber pickets and timber post and woven wire.

There are narrow grassed nature strips and Swanston and Verner Streets are now principally characterised by Prickly Leafed Paperbark street trees possibly planted after 1940 (the aerial image of 1927 showed a lack of street tree planting in Verner Street and some exotic trees in Swanston Street, possibly English Oaks).

A landmark adjoining this area is the former Big Shed, 135 Fitzroy Street (Figure 84). The original elevated gabled and elliptical-arched building at the north end of the site is the former United Glassworks factory erected in 1920.⁸³ The remainder of the corrugated iron buildings that take up the balance of the large site are the former Dennys Lascelles woolstores erected between 1927 and 1952.⁸⁴

⁸³ Rowe, 'About Corayo', op.cit., theme 5.

⁸⁴ Ibid.



Figure 84. Former Glass Factory, 135 Fitzroy Street (Forest Street frontage), 2019.

3.3 OTHER HERITAGE CHARACTER AREAS

3.3.2 HERITAGE CHARACTER AREAS: NORTH SIDE OF RAILWAY LINE

The heritage character areas on the north side of the railway line are:

HERITAGE CHARACTER AREA 3

This small area takes in single storey, Late Victorian and Edwardian/Federation timber dwellings on the north side of Foster Street (between Yarra and Bellerine Streets), together with a row of single storey Late Victorian and Edwardian/Federation timber dwellings in Bellerine Street (between Verner and Foster Streets) (Map 5). A few original houses have been replaced with new single storey dwellings that mostly complement the character of the area. There is consistency in front setbacks and very narrow side setbacks.

The dwellings are a physical legacy of the subdivision of 40 rectangular allotments bound by Verner, Foster, Bellerine and Yarra Streets in 1886⁸⁵ (Figure 85). There are side lanes connecting Verner and Foster Streets (and giving rear access to properties fronting Yarra and Bellerine Streets), and a lane that provides rear access for properties fronting Verner and Foster Streets.

Front fencing is mainly timber picket and version of woven and other wire, generally 1200 mm-1300 mm high, although there are some higher and solid introduced fences along some of the Bellerine Street frontages.

All garaging is situated at the rear of the properties, with access from the rear and side lanes. These lanes have early bluestone spoon drains and asphalt finishes. On the streets are concrete footpaths and concrete kerbs and channels. There are generous grassed nature strips with Brush Box and White Cedar street trees in Foster Street and Prickly Leafed Paperbarks in Bellerine Street.

The dwellings that contribute to the heritage character of the area are (Figures 86-87):⁸⁶

ADDRESS	DATE	STYLE
248 Bellerine Street	1907	Late Victorian
250 Bellerine Street	1906	Late Victorian
252 Bellerine Street	1913	Edwardian/Federation
256 Bellerine Street	1907	Late Victorian
262 Bellerine Street	1901	Late Victorian
264 Bellerine Street	1916	Edwardian/Federation
25 Foster Street	1897	Late Victorian
27 Foster Street	1897	Late Victorian
35 Foster Street	1896	Late Victorian
37 Foster Street	1904	Late Victorian
39 Foster Street	1913	Edwardian/Federation
41 Foster Street	1914	Edwardian/Federation
43 Foster Street	c.1896	Late Victorian (two storey additions)

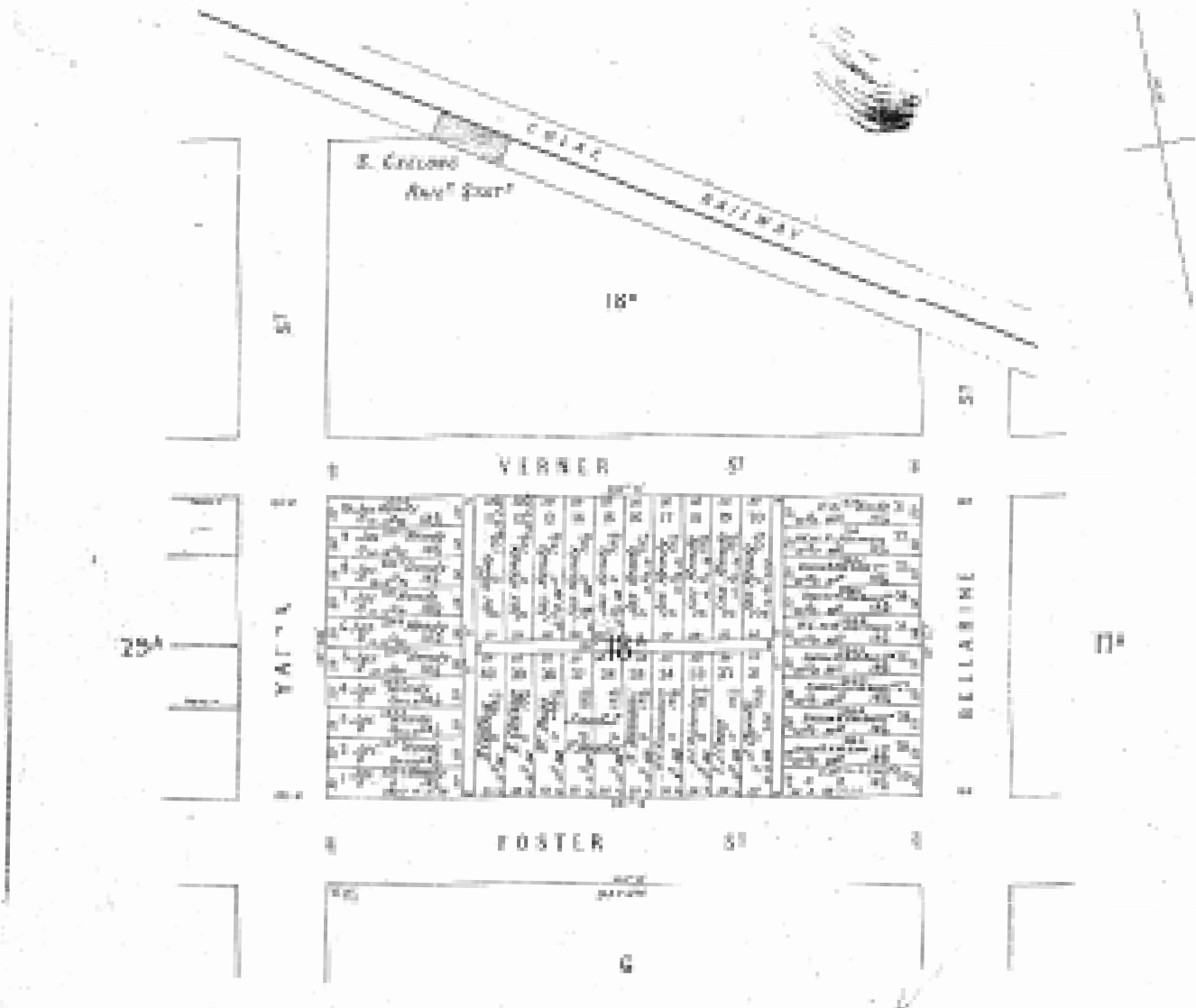
85 Subdivision of Section 18A, Town of Geelong, 1886, plan G25/P1, Landata.
86 House construction dates taken from Geelong Town Council Rate Books, op.cit., & Geelong Waterworks & Sewerage Trust Plans of Drainage, City of Greater Geelong.

MAP 5

Heritage Character Area 3. Source of base map: Places Weave, City of Greater Geelong.



F85.



F86.



F87.



Figure 85. Subdivision of Section 18A, Town of Geelong, 1886, plan G25/P1. Source: Landata.

Figure 86. Foster Street, north side from Bellerine Street (looking north-west), 2019.

Figure 87. Bellerine Street, west side between Foster & Verner Streets (looking south-west), 2019.

3.3 OTHER HERITAGE CHARACTER AREAS

HERITAGE CHARACTER AREA 4

Heritage Character Area 4 takes in dwelling allotments on both sides of Balliang Street and the north side of Foster Street (between Bellerine and Swanston Streets), allotments on the west side of Bellerine Street between the railway line and Fyans Street, and properties on the east side of Swanston Street between Strong and Fyans Streets (Map 6).

The area was subdivided for multiple housing development at four key periods. The first was in 1872 when eight allotments were created between Balliang and Fyans Streets, immediately east of the Comunn na Feinne Society's grounds⁸⁷ (Figure 88). The second was in 1875 when Section 5B (the land bound by Foster and Balliang Streets, and Bellerine and Swanston Streets) was surveyed into 20 housing lots⁸⁸ (Figure 89). In 1883, 21 allotments were created on the east side of Swanston Street (between Strong and Fyans Streets)⁸⁹ (Figure 90).

The fourth key subdivision was in 1913 when the Comunn na Feinne reserve was subdivided into 18 residential sites with frontages to Bellerine, Balliang and Fyans Streets⁹⁰ (Figure 91).

- 87 Geelong – Plan of Part of Section 5A, 1872, plan G25/A1, Landata.
- 88 South Geelong, Plan of Allotments, Section 5B, 1875, plan G29/M1, Landata.
- 89 Plan of 47 Allotments, Sections 5c & 5D, 1883, plan G25/J1, Landata.
- 90 Comunn na Feinne Estate auction notice, 29 March 1913, GRS C73/01, Geelong Heritage Centre.



MAP 6

Heritage Character Area 4. Source of base map: Places Weave, City of Greater Geelong.

F88.



F89.

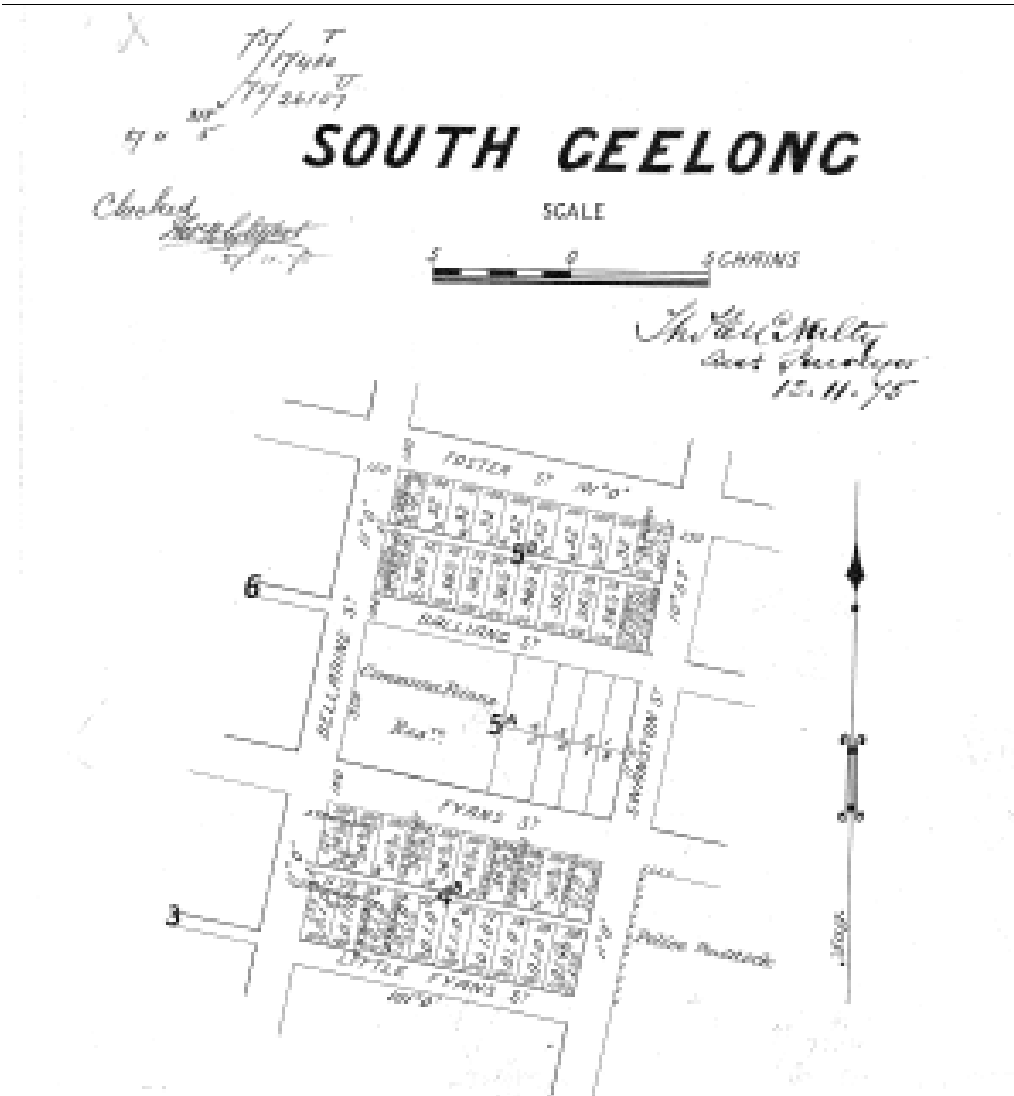


Figure 88. Geelong – Plan of Part of Section 5A, 1872, plan G25/A1. Source: Landata.

Figure 89. South Geelong, Plan of Allotments, Section 5B, 1875, plan G29/M1. Source: Landata.

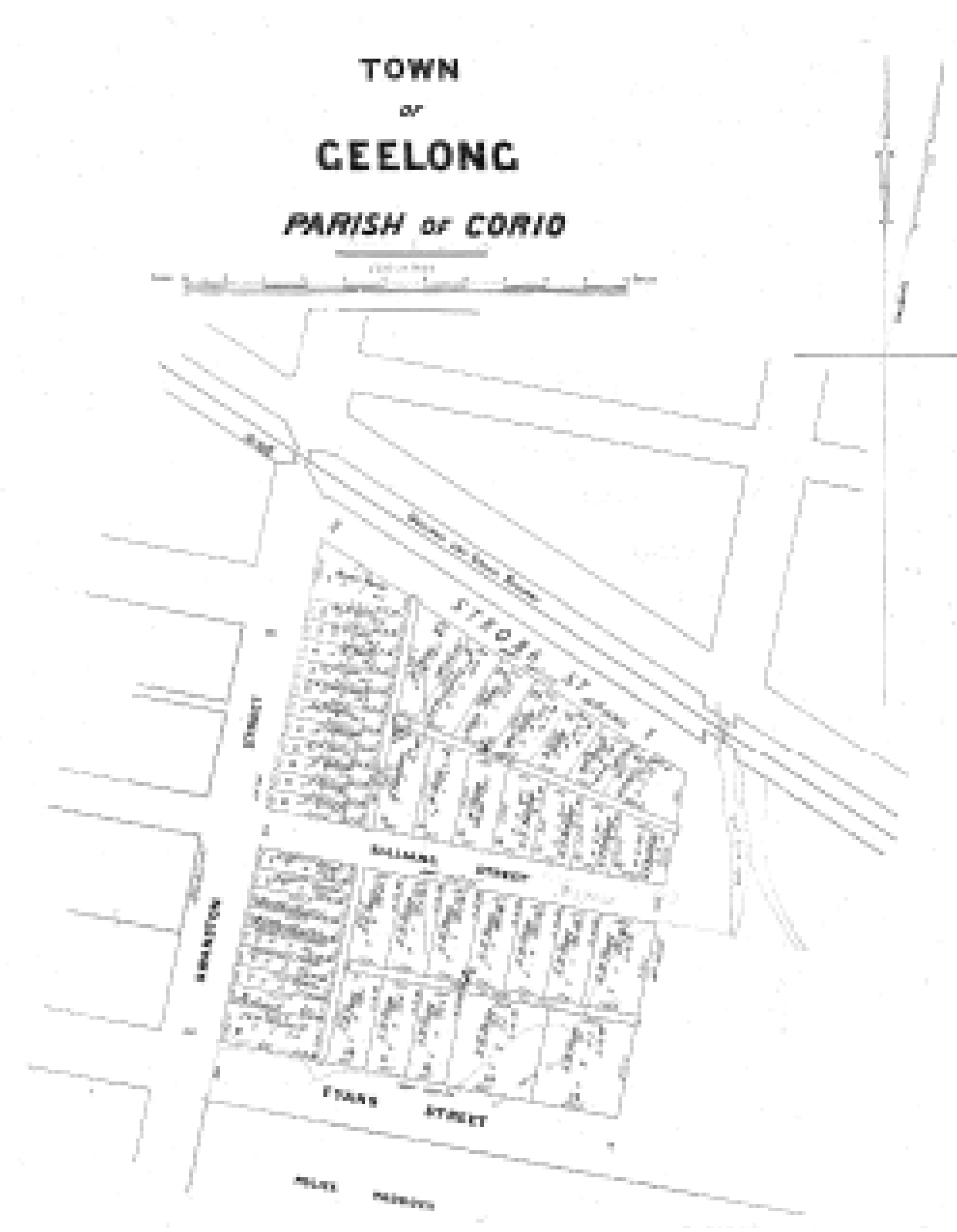


Figure 90. Plan of 47 Allotments, Sections 5c & 5D, 1883, plan G25/J1.
Source: Landata.



18 MAGNIFICENT RESIDENTIAL SITES 18
Extensive Frontages to Bellerine, Balliang & Fyans Sts., S. Geelong
On the Ground ..Saturday, 29th March.. At 2.30 o'clock.



NEIL CAMPBELL & CO.

Have received instructions from W. F. Velton, Esq., to Sell by Auction as above.
Special attention is directed to this Sale, as each Block is high and dry, with perfect drainage and most desirable Sites for Villa Residences.
The Land has Frontages to wide made roads, and is in a locality most difficult to secure building sites.
The New Electric Trams will be within a few minutes walk.

NOTE THE TERMS: £5 Deposit, and the Balance in Monthly Payments of £1..Interest, 5%

Certificate of Title.
Solicitors—Messrs. Harwood & Preece, Tiers Street, Geelong.
NEIL CAMPBELL & CO., Auctioneers, RYRIE ST., GEELONG.

Figure 91. Comunn na Feinne Estate auction notice, 29 March 1913.
Source: GRS C73/01, Geelong Heritage Centre.

3.3 OTHER HERITAGE CHARACTER AREAS

Especially characterising the area are the single storey, hipped and/or gabled, timber, Late Victorian, Edwardian/ Federation and interwar Bungalows featuring front and/or side verandahs, and detailing reflective of their architectural styles. At least three dwellings are Victorian in style, being those at 273 Bellerine Street (gable roofed) and 76 and 83 Balliang Streets (hipped roofed). They may have been constructed in the mid 19th century and relocated to their existing sites later in the 19th century. Most have similar front setbacks, are detached and have similar narrow side setbacks. The dwellings fronting the west side of Swanston Street provide for a homogenous streetscape, mainly of Late Victorian dwellings. Similarly, there is a particular uniformity in scale, construction and forms in Foster Street, although more diversity in style.

Balliang Street is largely reflective of the evolution in subdivisions for the area, with an intact row of Late Victorian dwellings on the north side (east end), the interwar Bungalow on the south side towards the west, and the interwar Bungalows fronting Bellerine Street (between Balliang and Fyans Streets) being a legacy of housing development following the subdivision of the Comunn na Feinne reserve.

The Edwardian dwelling at 162 Swanston Street, between Foster Street and the railway line, also contributes to the character of the area and its isolated location on the former railway reserve reflects its original purpose as the residence of the gate keeper that controlled the opening and closing of the gates at the Swanston Street crossing in the early 20th century.

While some early dwellings have been replaced with new houses (in Balliang Street, for example), the overall character of Late Victorian, Edwardian/Federation and interwar Bungalow housing styles remains.

91 House construction dates taken from Geelong Town Council Rate Books, op.cit., & Geelong Waterworks & Sewerage Trust Plans of Drainage, City of Greater Geelong.

The dwellings that contribute to the heritage character of the area are (Figures 92-95):

ADDRESS	DATE	STYLE
61 Balliang Street	1929	Interwar Bungalow
63 Balliang Street	1927	Interwar Bungalow
64 Balliang Street	1923	Interwar Bungalow
65 Balliang Street	c.1893	Late Victorian
67 Balliang Street	1889	Late Victorian
68 Balliang Street	1931	Interwar Bungalow
69 Balliang Street	1911	Edwardian/Federation
70 Balliang Street	1931	Interwar Bungalow
72 Balliang Street	1931	Interwar Bungalow
73 Balliang Street	1913	Edwardian/Federation
74 Balliang Street	1931	Interwar Bungalow
75 Balliang Street	c.1896	Late Victorian
76 Balliang Street	1875 (possibly earlier & relocated to site)	Victorian
77 Balliang Street	c.1896	Late Victorian
78 Balliang Street	1939	Late Interwar Bungalow
79 Balliang Street	1891	Late Victorian
80 Balliang Street	1917	Edwardian/Federation
81 Balliang Street	1891	Late Victorian
83 Balliang Street	1886 (possibly earlier & relocated to site)	Victorian
84 Balliang Street	c.1896	Late Victorian
85 Balliang Street	1927	Interwar Bungalow
273 Bellerine Street	1881 (possibly earlier & relocated to site)	Victorian
275 Bellerine Street	1882	Victorian
289 Bellerine Street	1924	Interwar Bungalow with shop
291 Bellerine Street	1926	Interwar Bungalow
293 Bellerine Street	1927	Interwar Bungalow
295 Bellerine Street	1921	Interwar Bungalow
297 Bellerine Street	1925	Interwar Bungalow
299 Bellerine Street	1919	Early Interwar Bungalow
301 Bellerine Street	1925	Interwar Bungalow
66 Foster Street	1899-1900	Late Victorian
68 Foster Street	1904	Late Victorian
70 Foster Street	1910	Edwardian
72 Foster Street	1899	Late Victorian [possibly altered roof]

3.3 OTHER HERITAGE CHARACTER AREAS

ADDRESS	DATE	STYLE
72a Foster Street	1913	Edwardian/Federation
76 Foster Street	1923	Interwar Bungalow
78 Foster Street	1925	Interwar Bungalow
80 Foster Street	1923	Interwar Bungalow
82 Foster Street	1905	Late Victorian
84 Foster Street	1923-24	Interwar Bungalow
86 Foster Street	1899-1900	Late Victorian
88 Foster Street	1899-1900	Late Victorian
92 Foster Street	1936	Late Interwar Bungalow
162 Swanston Street	1914	Edwardian/Federation
163 Swanston Street	1889	Late Victorian
164 Swanston Street	1938	Interwar Bungalow
165 Swanston Street	1901	Late Victorian
167 Swanston Street	c.1896	Late Victorian
169 Swanston Street	1902	Late Victorian
170 Swanston Street	1880	Victorian
171 Swanston Street	1903	Late Victorian
173 Swanston Street	1892	Late Victorian
174 Swanston Street	1878	Victorian
175 Swanston Street	c.1896	Late Victorian
177 Swanston Street	c.1896	Late Victorian
178 Swanston Street	1903	Late Victorian
181 Swanston Street	c.1896	Late Victorian
184 Swanston Street	1885	Victorian
187 Swanston Street	1914	Edwardian/Federation
189 Swanston Street	1914	Late Victorian
190 Swanston Street	1925	Interwar Bungalow
193 Swanston Street	1925	Interwar Bungalow
195 Swanston Street	c.1893	Late Victorian
199 Swanston Street	1914	Edwardian/Federation
201 Swanston Street	1927	Interwar Bungalow
203 Swanston Street	1927	Interwar Bungalow
205 Swanston Street	1927	Interwar Bungalow



Figure 92. Balliang Street, north side, from Swanston Street, 2019.

Figure 93. Balliang Street, south side (central part of street), 2019.

Figure 94. Foster Street, south side, from Bellerine Street, 2019.

Figure 95. Swanston Street, east side from Foster Street (looking south-east), 2019.

3.3 OTHER HERITAGE CHARACTER AREAS

While there are a number of different front fence types in the area, the majority are visually permeable, versions of timber pickets or wire, and around 1200-1500 mm in height.

Garaging is primarily located at the rear of the properties, access from rear and side lanes. An exception includes the properties on the south side of Balliang Street (east end), where there is no rear lane. Side driveways provide vehicular access to rear garaging.

Concrete kerb and channel prevail as the primary engineering infrastructure although the lane separating the properties fronting Foster and Balliang Streets has an early bluestone spoon drain (Figure 43).

A key landscape feature of the area is Foster Reserve (Figure 96) which includes the George Trickey playground (Figure 97), located on the north side of Foster Street (between Bellerine Street and the former gate keeper’s cottage at 162 Swanston Street) (see other subsections for further details). There are grassed nature strips to each street. Street trees also prevail throughout the area. The south side of Foster Street is mainly lined with White Cedars, while Prickly Leafed Paperbarks are the principal street trees for other parts of the area. On the west side of Swanston Street are two mature English Oak trees in addition to the Prickly Leafed Paperbarks (Figure 98). These Oak trees appear to be a legacy of earlier street tree planting.



Figure 96. Foster Reserve from Bellerine Street looking east, 2019.

Figure 97. George Trickey Playground, Foster Street, 2019.

Figure 98. Mature English Oak street tree, Swanston Street (between Strong & Balliang Streets), 2019.

3.4 PUBLIC LANDSCAPES

3.4.1 KARDINIA PARK

The most substantial public park in the South Geelong area was Kardinia Park, bound by Latrobe Terrace, Park Crescent, and Moorabool and Kilgour Streets. In 1851, the low lying area was made available as the cricket ground of the Corio Cricket Club. Comprising 21 acres, the site was reserved ‘for the purpose of cricket and mainly recreation’ in 1852.⁹² The reserve was named Kardinia Park in 1872 when curved walks and numerous road drives had been laid out, rows of 2000 trees planted, artificial reservoirs and islands construction from the natural creeks and chasms and a new cricket ground laid out on the western side.⁹³ In 1902, part of Kardinia Park underwent another transformation with the formation of a zoological garden near the north-east portion the reserve. Two large ponds were fenced in and ‘a good collection of animals, birds, etc., to tenant the reserves’ had been procured, including an emu and several wombats. The zoo closed after World War One in the 1920s.⁹⁴ In 1920, a new sports ground was established on the east side of Kardinia Park (Figure 99). It played hosted to football matches. A cycling track was also installed at this time. In 1941, the new sports ground became the permanent home of the Geelong Football Club.⁹⁵ Remnants of the early vegetation in Kardinia Park from the 19th century include the Morton Bay Fig, English Oaks, English Elms, Monterey Pines and a Canary Island Date Palm at the north end (Figure 100), and the English Elms, Monterey Pines, Canary Island Date Palms and a Monterey Cypress in the southern section⁹⁶ (Figure 101). Today, Kardinia Park is dominated by a football stadium with light towers on the east side (Figure 103). It is now a major landmark in the southern central part of Geelong. The park also includes a second sports oval to the west (Figure 102), netball courts and facilities towards the north, swimming pool complex and senior citizen’s clubrooms to the south.

⁹² See Rowe, op.cit., theme 9.
⁹³ Ibid.
⁹⁴ Ibid.
⁹⁵ Ibid.
⁹⁶ Information on tree species taken from ‘Trees – City of Greater Geelong’, Australian Government Data online November 2019 at <https://data.gov.au/dataset/ds-dga-13b1196c-7fb7-436a-86bcab24c16526de/> details



Figure 102. Western oval, Kardinia Park, looking south-west, 2019.
Figure 103. Stadium, Kardinia Park, looking south-west from Moorabool Street, 2019.



Figure 99. C. Pratt, aerial view looking west showing Kardinia Park (also note houses, streets and street trees in Moorabool, Foster, Verner and Yarra Streets, 1937. Source: Accession H91.160/814..
Figure 100. Entrance to Kardinia Park with Morton Bay Fig tree in the foreground, 2019..
Figure 101. Canary Island Palm and Monterey Cypress trees in the south-east corner of Kardinia Park, 2019.

3.4 PUBLIC LANDSCAPES

3.4.2 RICHMOND PARK

Laid out as part of the eastern extension to the Geelong town plan in 1854, football matches were earliest played on the reserve then known as Richmond Crescent in 1878 when the Clarendon team played Railway.⁹⁷ In 1879, the reserve became the home of the East Geelong Football Club (later East Geelong Football and Netball Club), the first home match being played against Chilwell on 23 August 1879.⁹⁸ In the following summer season, cricket matches were also played at the reserve, the first being between Breakwater and Factories (second eleven) in March 1879.⁹⁹ While football and cricket continued to be played each year for the remainder of the 19th century, the reserve remained a ‘desolate open space.’¹⁰⁰

Impetus for change came in 1912 with the reserve – then called Richmond Place or Richmond Park – was temporarily reserved as a site for public gardens and recreation.¹⁰¹ The Geelong Council began an improvement scheme including the construction of a perimeter fence and ‘a double row of trees right around the crescent.’¹⁰² A concrete wicket was laid down in the reserve in 1920 (Figure 104). In 1928, the Geelong City Cricket Club was formed following the revival of the Geelong Turf Cricket Association in that year. The Association initially allotted Corio Oval at Eastern Park its home ground, the club later transferring to Richmond Crescent as its home base.¹⁰³ Today, Richmond Oval is an open grassed football and cricket ground (Figure 105).

97 Rowe, op.cit.
98 Ibid.
99 Ibid.
100 Ibid.
101 Ibid.
102 Geelong Advertiser, 29 May 1912, p.2, 19 June 1912, p.3.
103 Ibid.



Figure 104. C. Pratt, aerial view of Geelong looking north to Corio Bay, c.1930-40. Richmond Park is in the foreground. Also note the recently laid out median strips in Garden Street (bottom right). Source: Accession H91.160/843, State Library of Victoria.

Figure 105. Richmond Oval, looking east, 2019.

3.4 PUBLIC LANDSCAPES

3.4.3 HOPETOUN PARK, MCKILLOP, FITZROY & WALLS STREETS & BOURKE CRESCENT

Hopetoun Park (Figure 106) on Bourke Crescent to the south of McKillop Street appears to have largely remained unimproved throughout much of the 19th century. In 1890, old palings which had first served as tree guards in Eastern Park were used to construct a perimeter fence at Hopetoun Park, the ground was dug up and pepper, elm and pine trees planted.¹⁰⁴ It might have been following the Federation of the Australian Colonies when the reserve was named Hopetoun Park, after Australia’s first Governor-General appointed at this time, John Adrian Louis Hope, 7th Earl of Hopetoun.¹⁰⁵ Eight years elapsed before of the reserve was formally set aside a ‘site for an ornamental plantation’ in 1909.¹⁰⁶ While trees had been planted in the reserve, it was the scene of junior competition cricket matches. In April 1909, St. Mary’s School played Chilwell State School there.¹⁰⁷ These games had come to an end by 1917 when the ground was ploughed and new grass and trees planted, and flower beds laid out, transforming the reserve into a children’s playground.¹⁰⁸ The next major change was the construction of the Baby Health Centre in the north-east corner of the park in 1930.¹⁰⁹

104 Ibid.
105 Ibid.
106 Ibid.
107 Ibid.
108 Ibid.
109 Ibid.



Figure 106. Hopetoun Park looking south from McKillop Street, 2019. The Baby Health Centre building is on the right.

3.4.4 SOUTH GEELONG RAILWAY STATION LANDSCAPING

In the early years since the site of the railway reserve at South Geelong was selected in 1882, the setting of the railway station, station master’s residence (which fronted Yarra Street), goods shed and siding was largely barren. In 1910, the Victorian Railways Department established a garden nursery at Kensington, Melbourne.¹¹⁰ About 70,000 ornamental and shade trees were offered to suburban and country stations for improving their appearance.¹¹¹ Several Canary Island Date Pam trees were planted near the Yarra Street boundary. Today, three survive which appear to be a legacy of the initiative by the Railways Department. They continue to be a landscape feature at the Yarra Street entrance to the station reserve today (Figure 107).

110 Ibid.
111 Ibid., theme 3.

Figure 107. Canary Island Date Palm trees, South Geelong Railway Station, 2019.

Figure 108. A. Newman(stationmaster) and J. Branagh (railway worker) amongst the chrysanthemums and dahlias in the South Geelong Railway Station garden (now car park), 1930. Source: Weekly Times, 13 June 1931, p.34



F108.



3.4 PUBLIC LANDSCAPES AREAS

3.4.5 BOER WAR MEMORIAL RESERVE

At the intersection of Kilgour Street and Latrobe Terrace is a triangular piece of ground. A smaller portion of the reserve was established before 1926 with the deviation of Kilgour Street to connect with Noble Street on the opposite side of Latrobe Terrace. The reserve was extended in 1980.¹¹³ In the late 20th century, the obelisk Boer War memorial erected near the entrance gates to Kardinia Park on the south side of Kilgour Street in December 1902¹¹⁴ (Figure 109), was relocated to the memorial reserve. Today, the memorial is surrounded by River Red Gum, Peppermint Gum and Lemon Scented Gum trees¹¹⁵ (Figure 110).

3.4.6 FOSTER RESERVE & GEORGE TRICKEY PLAYGROUND (FIGURES 96-97)

In 1974, a rectangular portion of land on the north side of Foster Street (between Bellerine and Swanston Streets) was reserved as a children’s playground.¹¹⁶ It was once part of a largely railway reserve that was occupied temporarily by the East Geelong Football Club at some stage in the 20th century¹¹⁷ (its principal ground being Richmond Oval). In 1976, a smaller portion of the reserve was established as a playground and named in honour of George Trickey, Life Member of the Geelong Lions Club.¹¹⁸

3.4.7 FAGGS PLACE PARK

Situated in the former grounds of the Geelong Technical School (later Moorabool Street campus of the Gordon Technical College), Faggs Place was created as part of the residential redevelopment of the former College site.



Figure 109. Boer War Memorial at the entrance to Kardinia Park, c.1930. Source: T.T. Holmes collection, Authentic Heritage Services.F

Figure 110. Boer War Memorial & Reserve, corner Kilgour Street & Latrobe Terrace, looking north from Kardinia Park, 2019.

3.5 OTHER LANDMARKS OUTSIDE HERITAGE AREAS & DEFINED HERITAGE CHARACTER AREAS

Throughout the study area are a number of other significant local heritage landmarks that contribute to the heritage character and cultural significance of South Geelong. They include:

AUSTIN HOMES, 215-221 Yarra Street

Built between 1886 and 1889 following the philanthropy of Mrs Elizabeth Austin,¹¹⁹ the two pairs of semi-detached cottages fronting Carr and Lonsdale Streets, and especially Austin Hall, a two storey building with clock tower, form a key landmark near the South Geelong Railway Station (Figure 111).

SOUTH GEELONG PRIMARY SCHOOL, 200 Yarra Street

The South Geelong Primary School was opened in 1879 as State School No. 2143.¹²⁰ The one and two storey brick Gothic and Elizabethan-inspired building (Figure 112) is situated on a contextually substantial site at the south-west corner of Yarra and Kilgour Streets.

119 Rowe, op.cit.

120 'Ibid.



Figure 111. Austin Homes, 215-221 Yarra Street, 2019.

Figure 112. South Geelong Primary School, north elevation, 200 Yarra Street, 2019.

Figure 113. Former South Geelong Uniting Church (now a car dealership), 449- 471 Moorabool Street, 2019.

112 Ibid.

113 Victoria Government Gazette, 1 July 1990, p.2279.

114 Rowe, op.cit., theme 8.

115 'Trees – City of Greater Geelong', op.cit.

117 See Plan of the Town of Geelong (part), n.d., plan G29/8/3, Landata.

118 Geelong Lions Club, <https://geelong.vic.lions.org.au/aboutus>

3.5 OTHER LANDMARKS OUTSIDE HERITAGE AREAS & DEFINED HERITAGE CHARACTER

FORMER SOUTH GEELONG UNITING CHURCH COMPLEX, 449-471 Moorabool Street¹²¹

This large corner site has recently become a car yard and dealership. Two historic landmarks survive: an Early Victorian Gothic rendered brick chapel facing Balliang Street (built in 1854) (Figure 114) and a Victorian Early English Gothic styled bluestone church building with limestone dressings (Figure 113). The former church building features a reconstructed landmark tower.

FORMER TEMPERANCE HALL/ BARRABOOL SHIRE OFFICES, 441 Moorabool Street

While subsumed by additions and overpainting, this brick Victorian former Sons of Temperance Hall at 441 Moorabool Street continues to express its original design in the decorative gabled pediment, reflecting a Classical temple form. It was built in 1883-84¹²² (Figure 115).

¹²¹ Butler, op.cit.
¹²² Ibid.



Figure 113. Former South Geelong Uniting Church (now a car dealership), 449-471 Moorabool Street, 2019.
Figure 114. Former South Geelong Methodist Chapel, Balliang Street (449-471 Moorabool Street), 2019.
Figure 115. Moorabool Street, looking north-east at Balliang Street intersection with the former Temperance Hall on the right, 2019.

FORMER JEWISH SYNAGOGUE, 74-78 Yarra Street

Situated on a key intersection of McKillop and Yarra Streets, the idiosyncratic Victorian Italianate styled former Jewish Synagogue at 74-78 Yarra Street was built in 1861¹²³ (Figure 116).

GEORGE AND DRAGON HOTEL, 310 Moorabool Street

At 310 Moorabool Street (north-west corner of Moorabool and Maud Streets) is the former George and Dragon Hotel (Figure 117). It is an early hotel in this location in Geelong, the Victorian bluestone building having been erected in 1855.¹²⁴

¹²³ Rowe, op.cit.
¹²⁴ 'George & Dragon Hotel', Victorian Heritage Register H1163, Victorian Heritage Database online at <https://vhd.heritagecouncil.vic.gov.au/places/4822>



Figure 116. Former Jewish Synagogue, 74-78 Yarra Street, 2019.
Figure 117. George & Dragon Hotel, 310 Moorabool Street, 2019.

3.5 OTHER LANDMARKS OUTSIDE HERITAGE AREAS & DEFINED HERITAGE CHARACTER

FORMER GEELONG GRAMMAR, 55 Maud Street, Geelong

In August 1856, the Geelong Grammar School decided to construct a commodious, purpose-built school on land on the south side of McKillop Street (bound by Moorabool and Maud Streets).¹²⁵ The Gothic-inspired bluestone school complex was opened in 1858¹²⁶ and featured a tower at the Moorabool Street entrance. Today, the gabled principal’s wing survives with a frontage to Maud Street (Figure 118).

FORMER GORDON JUNIOR TECHNICAL SCHOOL, 312 Moorabool Street

By 1925, a site had been selected in Moorabool Street (the western block between Maud and McKillop Streets) for the construction of a purpose-built junior technical school. Drawings were prepared by Edwin Evan Smith, Chief Architect of the Public Works Department. Built by James Brockie and Sons of East Malvern at a cost of £18,498, the foundation stone was laid on 19 March 1926 by the Minister of Public Instruction, Sir Alexander Peacock.¹²⁷ The first classes were held in the new building in the same year. The new building was officially opened by the incoming Minister for Public Instruction, John Lemmon on 22 July 1927.¹²⁸ In recent years, the interwar Georgian Revival styled building (Figure 119) has been converted into the Stuart Devlin apartments, with a multi-dwelling development in the rear portion of the site.

PALAIS DANCE HALL, 299 Moorabool Street

This contextual substantial interwar building opened in 1926,¹²⁹ the main facade being an eclectic Spanish Mission and Art Deco design (Figure 120), the roof principals for the large dance hall originating from the former Joy Ark picture theatre that had been situated on the Eastern Beach foreshore.

125 W. Bate, *Light Blue Down Under: The History of Geelong Grammar School*, Oxford University Press, 1990, Melbourne, p.1, 7.
126 *The Age*, 26 June 1858.
127 *Geelong Advertiser*, 20 March 1926, p.1.
128 *Ibid.*, 23 July 1927, p.7.
129 *Geelong Advertiser*, 28 May 1926, p.5.



Figure 118. Former Geelong Grammar School, 55 Maud Street, 2019.
Figure 119. Former Gordon Junior Technical School, 312 Moorabool Street, 2019.
Figure 120. Geelong Palais Dance Hall, 299 Moorabool Street, 2019.

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4.0 RECOMMENDATIONS

The basis of the following recommendations is the heritage significance of those parts of the study area included as heritage areas, and the heritage character areas defined in this report.

4.1 GENERAL RECOMMENDATIONS

1. Retain and enhance the heritage significance and heritage character of the heritage areas and heritage character areas identified in this report.

2. Consider further assessments of the heritage character areas identified in this report for inclusion as heritage overlays in the Greater Geelong Planning Scheme.

3. Consider further assessments of some individual properties outside existing heritage areas and identified heritage character areas for heritage overlays given their potential historical and/or architectural significance. They include (but may not be limited to) 278 Bellerine Street and 280-282 Balliang Street.
4. Encourage continued and new compatible commercial uses of heritage shops and stores that enhance their heritage character and provide opportunities for community hubs and interaction. Successful examples in the study area include (but are not limited to) at 197 Yarra Street and 164 Kilgour Street (Figure 121).



Figure 121. Café, 164 Kilgour Street, 2019.

4.2 URBAN LAYOUT, VIEWS & INFRASTRUCTURE

1. Maintain the original layout of principal streets given that they continue to reflect the original Geelong Town Plan of 1838, and the eastern extension of 1854.

2. Retain uninterrupted views along the key north-south axes of Swanston, Yarra and Moorabool Streets.

3. Consider the relocation of the public amenities block at Richmond Crescent (Figure 122) to reinstate the view to Richmond Oval from the north along Fitzroy Street.

4. Evaluate traffic flows, parking, safety and amenity outside and adjacent to corner cafes and other small commercial operations to provide continued opportunities for the enhancement in the character and use of commercial heritage buildings and community interaction.

5. Consider the reinstatement of a bridge above the railway crossing at Bellerine Street to provide a pedestrian and bicycle link. Given the location of the crossing, opportunities are available for a bridge design of high design quality in addition to functional needs and engineering requirements. Recent successful examples of bridges constructed in heritage character settings are in Copenhagen, Denmark (Figure 123):

6. Retain early remnant streetscape infrastructure: bluestone kerbs and channels and bluestone spoon drains in side and rear lanes; and asphalt footpath paving in Bourke Crescent.



Figure 122. Fitzroy Street (from Kilgour Street intersection) looking south to Richmond Oval, and the toilet block, 2019.

Figure 123. Bicycle snake bridge, Copenhagen, Denmark, 2019. Source: N Gulsurd & H. Steiner, 'Life Between Buildings', Garten & Landschaft online at <https://www.gartenlandschaft.de/life-between-buildings/>

4.3 NEW DEVELOPMENT

ADDITIONS TO HERITAGE BUILDINGS

- 1. Additions to significant heritage buildings identified in heritage areas should accord with relevant heritage policy. Similarly, additions to heritage buildings listed in the identified heritage character areas in this report should not visually overwhelm or detract from their appearance when viewed from the public realm.

Opportunities are available for:

- Rear single storey additions that draw on the form and construction of the heritage building but retain the three dimensional integrity of the heritage asset. This may be achieved by retaining principal roof ridgelines or by connecting the addition by a link (Figure 124):
- Rear single storey additions that are independent in design of the heritage asset (Figure 125-126).
- Rear two storey additions that retain the visual prominence of the heritage building and streetscape, are recessive, and where views from the public realm are incidental only. According to the City's Heritage and Design Guidelines, recessive two storey additions should match the form and construction of the heritage asset, and have subservient proportions (Figure 127).
- Alternatively, two storey additions of designs and construction independent of the character of the heritage asset should be connected by a link and have no visual prominence when viewed from the public realm (Figure 128).



Figure 124. Rear hipped roofed addition (right) connected by a link to the Victorian dwelling (left), 138 Gheringhap Street, 2011.

Figure 125. Significant interwar Bungalow, Drumcondra, front view, with no view of rear addition, 2011.

Figure 126. Cuboid addition at rear of Bungalow, independent in design of heritage dwelling, 2011.

Figure 127. Rear two storey hipped roofed additions that accord with the City's Heritage & Design Guidelines, Kilgour Street, 2012.

Figure 128. Rear two storey additions of independent design & construction from the Victorian dwelling, connected by a link, Wellington Street, Geelong West, 2013.

4.3 NEW DEVELOPMENT

HERITAGE AREAS AND HERITAGE CHARACTER AREAS

1. For streetscapes with uniform front setbacks, and building scale, form and construction, consideration should be given to innovative interpretations to existing heritage dwellings to maintain existing character (Figures 129-130). Replication of existing heritage dwellings and landmarks should be avoided so not to distort the heritage characteristics of the streetscape and area.
2. For streetscapes more diverse in scale, form and construction, opportunities might be available for designs having greater independence in form and construction so long as the prevailing heritage context of the streetscape is not distorted, overwhelmed or undermined. Successful approaches often reflect the prevailing scale of neighbouring dwellings, with the principal roof form also drawn creatively from the common heritage dwelling forms in the street (Figures 131-132).
3. Where there may be opportunities for multiple dwellings on a site, consider the rhythm, setbacks, scale, form, construction and garage placement of neighbouring heritage dwellings in the street. Opportunities might exist for innovative measures to obscure two storey components (through front single storey roof forms, subservient proportions and contemporary cuboid and skillion forms to limit bulk and height) (Figure 133).
4. Ensure new garaging in heritage areas and heritage character areas continues to be constructed in recessive locations (Figure 134).
5. Ensure that new front fencing is visually permeable and consistent in height, construction and design with the heritage dwelling (Figures 135-136), or for new dwellings in these areas, fencing that integrates with the design of the new work and contributes to the character of the streetscape.



Figure 129. New dwelling (centre), amongst uniform row of timber Edwardian houses, St. Albans Road, East, Geelong, 2006.

Figure 130. New dwelling (centre), amongst hipped and gabled Edwardian and intewar Bungalow styled dwellings, 2017.



Figure 131. Introduced dwelling, Fitzroy Street, 2006. The principal gabled roof form has drawn on neighbouring heritage dwellings but the overall appearance is different to its neighbours.

Figure 132. Fitzroy Street, showing the introduced dwelling (centre), 2006. It accords with the prevailing heights and setbacks, the principal roof form ensuring that it is not visually prominent in the streetscape.

Figure 133. New dwellings (centre/middle ground), Clarence Street, Geelong West, 2018. The recessive locations, subservient proportions and low contemporary forms of the two storey components have limited their visibility.

Figure 134. Introduced garage recessive of Federation dwelling, Glenleith Avenue, Drumcondra, 2016.

Figure 135. Significant Federation dwelling with introduced front fence, Aberdeen Street, Geelong West, 2008.

Figure 136. Significant Federation dwelling with new capped timber picket fence in keeping with the construction & era of the dwelling, 2014.

4.3 NEW DEVELOPMENT

LARGER DEVELOPMENTS

1. **Developments independent of the prevailing single and double storey scale, detached compositions and lightweight construction of heritage dwellings, should be confined to:**
 - Parts of the study area outside the heritage areas and heritage character areas. Opportunities are especially available for new commercial and residential development along Moorabool Street, given the lack of heritage character of the existing shops and buildings. Opportunities are also available for new development on the former Barwon Water site and fronting Richmond Crescent.
 - Named minor side streets and lanes (either within or outside heritage areas and heritage character areas) (Figure 137).
2. **Any larger scaled developments should not interrupt or distort views to significant heritage landmarks, interrupt views along Moorabool, Bellerine, Yarra, Swanston and Fitzroy Streets, or form a visually overwhelming background to a heritage area or heritage character area (Figure 138).**



Figure 137. Infill dwellings, Morrison Street (between McKillop & Maud Streets), 2019.

Figure 138. Two storey semi-detached dwellings, Kilgour Street, situated on the rear portion of the former Junior Technical School fronting Moorabool Street, 2019. A contextually large residential development for this area, the dwellings do not visually overwhelm the Junior Technical School or interrupt views along Kilgour Street.

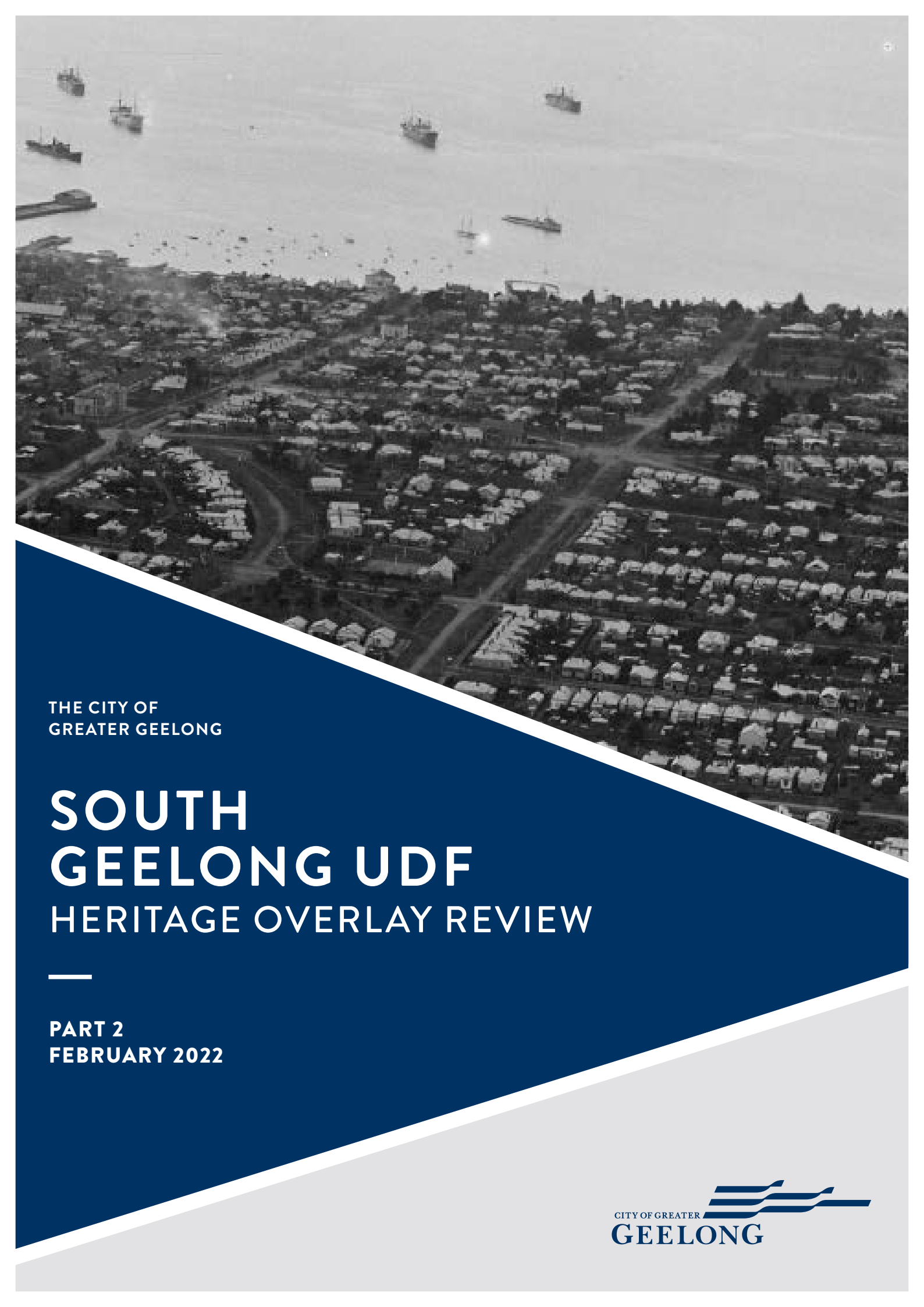
4.4 PUBLIC LANDSCAPES

EXISTING LANDSCAPING

1. Retain and enhance existing public parks and reserves including Hopetoun Park, Richmond Oval, and Foster Reserve (including the George Trickey playground). Consider interpretation opportunities in these parks to provide the public with an understanding of their history and evolution.
2. Retain remnant late 19th street tree plantings, including the English Oak trees in Swanston Street (west side, south of the railway line); English Elm trees (north side of Foster Street, near Moorabool Street) and the row of English Elm trees on the south side of Carr Street (between Moorabool and Kilgour Streets).
3. Retain the three Canary Island Palm Date trees at the South Geelong railway station as they form an historic landmark along the Yarra Street boundary and are a likely legacy of garden beautification initiatives established by the Victorian Railways Department from 1910.
4. Retain existing mature Spotted Gum trees in the median strip in Garden Street and continue a replanting program of native species.
5. Given that the majority of existing native street trees were introduced over 1940 (with several replacing earlier exotic species), opportunities are available for replacing the species for any street tree planting programs in the future.

FUTURE LANDSCAPES

1. Consider new street canopy tree planting in Bellerine Street, possibly along a central median strip to help distinguish and provide interpretation of this thoroughfare as the originally proposed street link between 'North' and 'South' Geelong (central Geelong and waterfront, and South Geelong to the Barwon River) in 1838. This could be considered in conjunction with the provision of a bicycle and pedestrian bridge at the Bellerine Street railway crossing, the transformation of Bellerine Street as a pedestrian and bicycle route between South Geelong and the central City area also giving opportunity to distinguish the historical importance of this thoroughfare in a contemporary and functional way.
2. Consider new street canopy tree planting in other principal streets, including Moorabool, Yarra, Swanston and Kilgour Streets. As shown in the aerial images of the 1920s and 1930s, avenues of canopy street trees made a significant contribution to the character of the streets. New trees need not constitute re- plantings of Elms, but possibly native trees that simulate the ornamental and formalised settings that were once hallmarks of these streets.
3. Consider small public squares or parks at the northern and southern ends of any new pedestrian and bicycle bridge near the Bellerine Street railway crossing to provide for public activation as well as interpretation of this thoroughfare that originally linked the two early parts of the township fronting Corio Bay (to the north) and the Barwon River (to the south) respectively.

An aerial photograph of Geelong, Australia, showing the harbor with several large ships, the city built on a hill, and a major road running through the center. The image is in black and white and serves as the background for the top half of the cover.

THE CITY OF
GREATER GEELONG

SOUTH GEELONG UDF

HERITAGE OVERLAY REVIEW

PART 2
FEBRUARY 2022

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EXECUTIVE SUMMARY

In the mid 1990s a number of heritage precincts were created within Geelong’s planning scheme to protect the heritage values of a number of historical residential areas directly abutting the Geelong CBD. The heritage studies that informed the new precincts identified heritage values and additional character areas across South Geelong which were not enacted upon until a review of the underlying heritage significance and wider historical character areas across South Geelong was commenced in 2019 as part of the supporting analysis for the South Geelong Urban Design Framework (UDF).

In consequence of the recent heritage review, it is proposed to expand the existing HO1641 City South Heritage Area heritage overlay on the basis the expanded area is of historical cultural heritage significance for its ability to strongly demonstrate a range of historical and aesthetic values associated with its planning and development as a residential area over the period 1850s-1920s.

This study proposes a substantial expansion to the existing HO1641 heritage overlay, 11 new streetscape areas incorporating:

- 9 landscaped road reserve areas associated with the 1837-8 town plan of the City known as the ‘Hoddle Grid’
- an additional 193 properties, the majority (87%) of which are fine examples of Victorian, Federation and Interwar Bungalow architectural styles from the 1850s-1920s; and

These features directly complement and reinforce the wider heritage values, historical streetscapes and character buildings that form the basis of the existing HO1641 heritage overlay.

The aesthetic composition of public domain landscape and historical residences are what gives South Geelong its distinct residential character. It’s a key determinant as to what makes South Geelong an attractive place to visit, to live in, and to invest in. What we should protect for future generations.

The heritage conservation of the expanded HO1641 heritage overlay would be subject to a minor revision and reclarification of the existing planning scheme provisions as described herein. The broad objective of the overlay is to preserve the historical streetscapes, whilst allowing a modest intensification of development that makes use of the long lots and rear service lanes.

The boundaries of the proposed expansion to heritage overlay HO1641 have been developed within the context of the South Geelong Urban Design Framework. They seek to conserve the most intact historical character areas of South Geelong away from those areas which are no longer intact due to past development and those areas facing the highest development pressures. In this way it is hoped to achieve a balanced compromise of high activity areas and high conservation areas within South Geelong.

INTRODUCTION



1.1 INTRODUCTION

HISTORICAL CONTEXT

Together with Central Geelong, South Geelong was the first part of the City of Geelong to be surveyed with the streets and lot subdivision being laid out by Government Surveyor Robert Hoddle and his assistant Henry Smythe, defined in an 1836 sketch and 1837 survey plan. A key feature of this plan, which became known as the Hoddle Grid, was the connection of the Barwon River with Corio Bay.

The Hoddle Grid evolved. The establishment of the Kardinia Park Reserve caused its truncation in the west, the grid was extended to the east in 1854, the suburb was dissected by the construction of the railway line in the 1870s, and through the construction of the bridge over the Barwon River Moorabool Street became a commercial centre and arterial road feeding Central Geelong.

The broad landscaped road reserves and hierarchal street layout of the Hoddle Grid remains a distinctive historical feature of South and Central Geelong today, along with an especially fine collection of early Geelong housing. The core of South Geelong being progressively developed as residential accommodation for the middle and upper working classes between the 1850s and 1920s it contains fine examples of Victorian, Federation or Edwardian, and Interwar Bungalow style housing.

HERITAGE ANALYSES & FEEDBACK

The heritage significance of the Hoddle Grid and housing within South Geelong was initially identified in a range of studies during the 1980s and 1990s.

These led to four areas within South Geelong , primarily north of the railway line and including some parts of Central Geelong, being included in the City South Heritage Area in 1993/4, with some additional peripheral areas included in City South- East Heritage Area.

Further heritage analysis undertaken in support of the development of the South Geelong Urban Design Framework 2019-21 identified that the initial overlay, in its focus on the residential area between the CBD and the South Geelong railway station, had ignored extensive areas of significance identified in the early studies.

A Heritage Character Study prepared by Authentic Heritage Services in June 2020 (refer Appendix C), confirmed the existence of significant character areas outside of the existing overlay and identified at least four more heritage areas to be considered within the Urban Design Framework. Public consultation on the draft Urban Design Framework indicated community concern that further provisions needed to be made to conserve and protect the distinct heritage character of South Geelong, through either expanded heritage overlays or neighborhood zoning.

In response to the community feedback, further heritage investigation was undertaken and a substantial expansion of the City South Heritage Area is now proposed through the findings of this study. These findings will be integrated within the South Geelong Urban Design Framework and are proposed to be included in a parallel planning scheme amendment to revise the heritage overlay and planning provisions for the HO1641 City South Heritage Area

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2.1 EXISTING HO1641 CITY SOUTH RESIDENTIAL HERITAGE AREA

A detailed description of the existing HO1641 area is included in the [Heritage Character Study June 2020 Part 1 pages 31-82](#), the salient points and summation of significant character attributes being as follows:

The existing HO1641 currently comprises four discrete and non-adjointing areas. The bulk (82%) of the included properties occur on the hillside between the Mackillop St ridgetop and the railway line:

KILGOUR/MAUD EAST

a very large grouping of ~250 predominantly-residential properties, in a mass between Mackillop & Kilgour Sts east of Moorabool, with extensions south of Kilgour along Yarra and Mundy Sts. Adjoins HO1644

MAUD WEST

a large grouping of ~75 predominantly-residential properties, in a mass between Mackillop & Kilgour Sts west of Gheringhap St.

Just 18% of the included properties occur in two small areas on the flatter area south of the railway line:

LONSDALE/VERNER WEST

a small grouping of two streets with 32 predominantly-residential properties, along Lonsdale & Verner Sts between Moorabool & Yarra Sts.

YARRA SOUTH

a small grouping of 13 residential properties, on the east side of Yarra St between Foster & Fyans Sts.

2.2 PROPOSED ADDITIONS TO HO1641 CITY SOUTH RESIDENTIAL HERITAGE AREA

The following describes proposed additions to the HO1641 City South Residential Heritage Area. These are derived from a number of early heritage studies, and feedback from community workshops to the South Geelong Urban Design Framework and specifically the four additional areas proposed in the [Heritage Character Study 2020](#).

APPROACH

The objectives in extending the existing area HO1641 is to provide increased conservation of the heritage values of South Geelong as a historical character area through:

- Incorporating intact areas of fine historical examples of Victorian, Edwardian and Interwar Housing within South Geelong, that complement those already within HO1641 and which are a defining historical character element of South Geelong;
- Incorporating those sections of the primary streets from the 'Hoddle Grid' adjoining areas of intact historical housing areas, which are integral to the setting of the housing and are, in their own right, also a defining historical character element of South Geelong;
- Retaining and enhancing the setting of individual heritage places of regional or local significance (those being the subject of individual heritage overlays) by incorporating adjoining areas of intact historical housing and primary 'Hoddle Grid' Streets.

The key factors in defining a reasonable boundary extent to the proposed additional HO areas – that can facilitate their ongoing conservation management - are to:

- Conserve the above areas within contiguous areas of reasonable size, whereby the integral landscape and streetscape character can be managed holistically with minimal non-historical intrusions;
- Avoid including isolated examples of historical housing that are not part of a contiguous area;

- Avoid including examples of historical housing within areas where the character has already become fragmented by previous development; and/or areas that will be the subject of higher density development over time that will inevitably detract from the setting and ongoing use of those places.

Consequently, there will be historical examples of Victorian, Edwardian and Interwar Housing that are excluded from the proposed heritage overlay additions because locational factors prevent them from contributing to a contiguous character area. Outside of a heritage overlay, these places may survive intact for many years, they may be altered by various means, or they may be removed and replaced as part of ongoing and environmentally sustainable urban renewal.

SUMMARY SCOPE OF ADDITIONAL AREAS

The proposed heritage overlay additions effectively create:

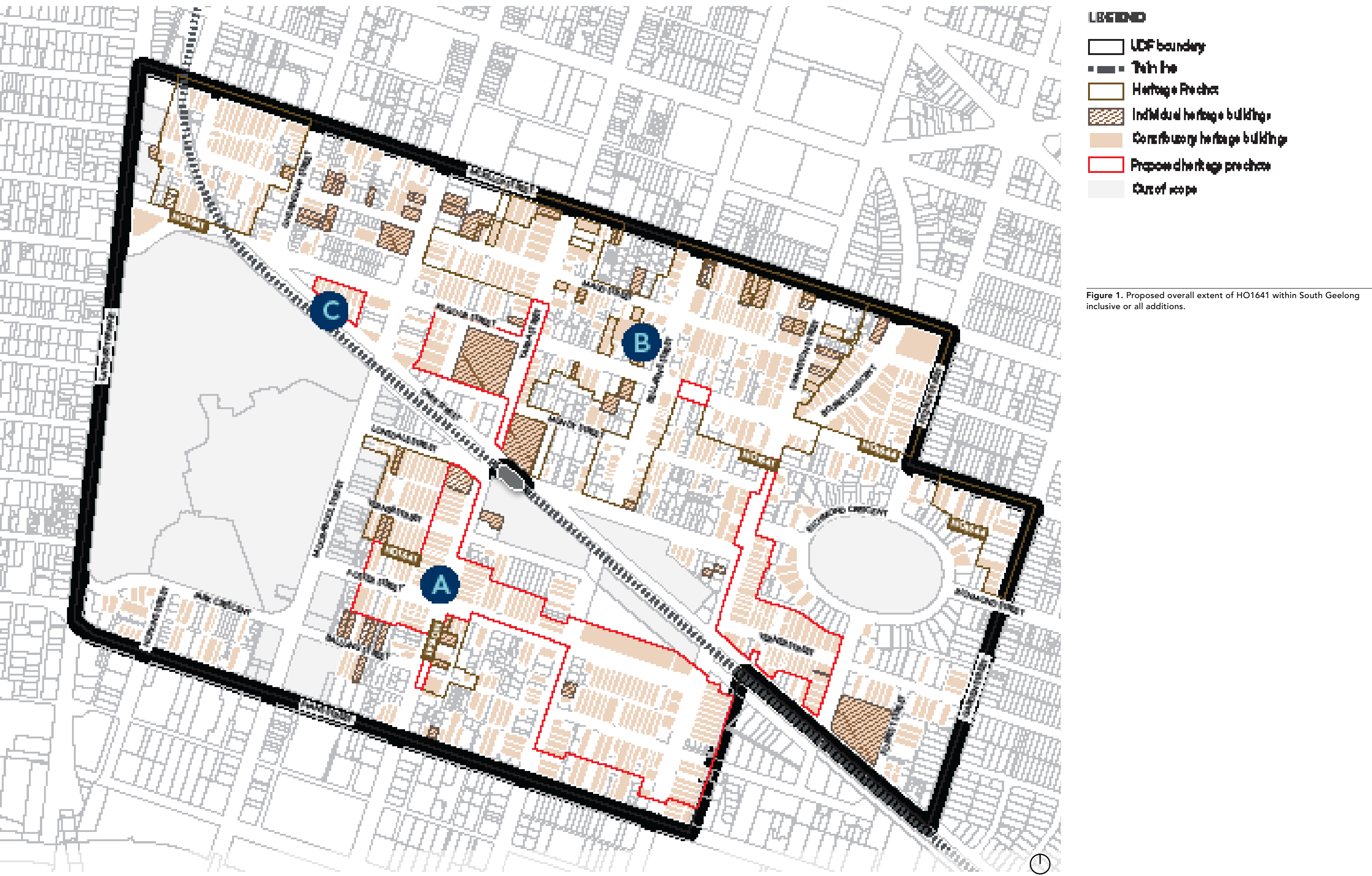
- A. A large new contiguous heritage residential grouping south of the railway line, which amalgamate with two of the previous small isolated HO1641 clusters;
- B. A slight expansion of the existing contiguous HO1641 heritage residential grouping; and
- C. A single new isolated cluster of fine Victorian housing along western Kilgour St.

These are summarised in the map [Figure 1 \(pg 103\)](#)

The associated residential areas forming the above are of heritage significance as particularly intact early Geelong subdivisions incorporating fine examples of Victorian, Federation/Edwardian and Interwar Bungalow housing types which give South Geelong its distinctive character and complement the historical origins and typology mix of the existing HO1641 area.

An integral inclusion within the new residential areas are the road reserves defined by the significant 1837 Hoddle Grid subdivision, specifically large sections of the 'primary' north- south and east-west streets - Yarra, Bellerine, Swanston, Kilgour and Foster along with sections of 'secondary' east-west streets – Balliang and Verner. This complements those parts of the Hoddle Grid subdivision included in the existing HO1641.

P1. PROPOSED OVERALL EXTENT OF HO1641 WITHIN SOUTH GEELONG INCLUSIVE OR ALL ADDITIONS.



2.2 PROPOSED ADDITIONS TO HO1641 CITY SOUTH RESIDENTIAL HERITAGE AREA

A. PROPOSED NEW CONTIGUOUS GROUPING SOUTH OF THE RAILWAY LINE

The following seven proposed additional areas to HO1641 are situated south of the railway line. They amalgamate with two existing isolated HO1641 clusters – one at the western end of Lonsdale and Verner Sts; one on the east side of Yarra south of Foster and incorporating part of Balliang – two form a single contiguous area of outstanding historical character and demonstration of early residential subdivision within Geelong.

The scale and nature of the lots and original dwellings indicate the socio-demography of South Geelong through the late 19th and early 20th century suggest middle and upper working-class residents. The housing possessed stylistic traits that ranked it between utilitarian worker housing and grand homes; the houses were positioned close to the front of the blocks allowing for a small ornamental garden to showcase one’s home, whilst preserving a rear yard for produce (vegetables, orchard trees) or working outbuildings. Rear lanes provided service access for waste collection and private vehicles – the numbers of which were probably few.

The seven areas occur as two groupings, dependent on whether they occupy the primary north-south streets of the Hoddle Grid linking the Barwon River to Corio Bay or the east-west cross streets.

As seen in [Figure 2\(pg 105\)](#), The Primary Street Group encompasses:

- 1. Yarra St South Primary Street Corridor
- 2. Bellerine St South Primary Street Corridor
- 3. Swanston St South Primary Street Corridor

(Existing HO1641 At Yarra St South)

The limits, or ‘book ends’ to the historical housing along these southern sections of the primary streets are defined by the railway line reserve to the north and a zone of more intensively redeveloped properties along Fyans Road to the south. The west side of Bellerine south of Foster St is omitted due to a lack of character integrity.

The three primary street corridors share a range of common architectural and landscape character attributes, derived from the broad (30.5m wide) landscaped road reserves, intact historical street and subdivision patterns. The substantial proportion of Victorian style dwellings along the primary streets strongly indicates they were the focus of early subdivision and development in South Geelong, certainly south of the (latter) railway line. A considerable number of Federation/Edwardian style dwellings intermingles with the Victorian examples. Just a few interwar Bungalow dwellings occur at the southern ends of Bellerine and Swanston, possibly indicating the replacement of earlier buildings in this area during the 1920s-30s.

The proposed Yarra St overlay addition links the existing heritage overlays of HO983, HO984, HO985 and part of HO1641 at its northern end to HO1203, HO1204 and a separate part of HO 1641 at its southern end.

Bellerine St includes the existing heritage overlay HO875.

The Cross Street Group encompasses:

- 4. Foster Street West
- 5. Foster Street Centre
- 6. Foster & Balliang Streets East
- 7. Foster Street Reserve & Gatekeepers House

(Existing HO1641 on Lonsdale & Verner Sts)

The cross streets effectively extend from the rear boundaries of the lots fronting Moorabool in the west to Swanston St in the east. Foster St is the only contiguous St over this length although the southern side between the existing HO1641 area at Yarra and Bellerine is omitted due to a lack of character integrity, as is Verner St between Yarra and Bellerine, and Balliang west of Bellerine (other than the existing HO1641 adjoining Yarra).

In the west, between Moorabool and Yarra St, the south side of Lonsdale and both sides of Verner and Foster Sts include a mix of fine examples of Victorian and Federation style dwellings, as does the north side of Foster between Yarra and Bellerine.

In the east, between Bellerine and Swanston St, the south side of Foster and both sides of Balliang St include Interwar Bungalows in relatively equal proportions to Victorian and Federation/Edwardian dwellings.

The proposed overlay addition links the three primary street corridors and amalgamates the two existing isolated HO1641 clusters into a contiguous group, and incorporates – whilst retaining as separate overlays – HO981, HO983, HO984 and HO985 on Lonsdale St; HO1179 on Verner St west; HO875 on Bellerine St and HO861 on Balliang St.

The Foster Street Reserve is historically significance as a partial remnant of a large railway reserve and possesses wider social/amenity value as one of few landscaped public open spaces in South Geelong and, to a lesser degree, the 1976 establishment of a memorial playground there to commemorate lifelong Lions Club member George Trickey.

Adjoining the eastern end of the reserve is an intact Federation/Edwardian cottage on an oversize block. A rare piece of railway infrastructure, this was constructed as a residence for the gatekeeper of the Swanston St railway level crossing.

P2. PROPOSED NEW CONTIGUOUS GROUPING SOUTH OF THE RAILWAY LINE

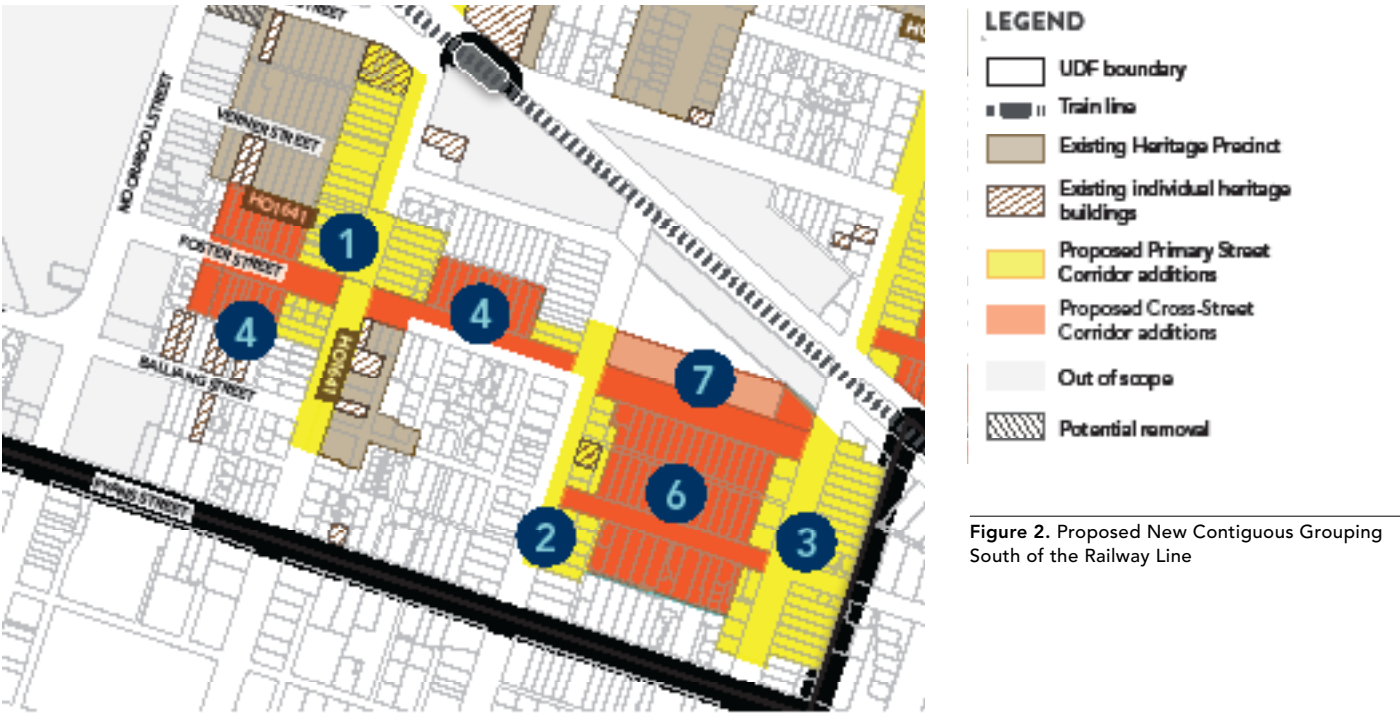


Figure 2. Proposed New Contiguous Grouping South of the Railway Line

2.2 PROPOSED ADDITIONS TO HO1641 CITY SOUTH RESIDENTIAL HERITAGE AREA

B. PROPOSED EXPANSION OF EXISTING CONTIGUOUS GROUPING NORTH OF THE RAILWAY LINE

The following three proposed additional areas to HO1641 are situated north of the railway line. They occur as additions to the largest existing HO1641 portion – centred on Maud and Kilgour Sts between Moorabool and Swanston – two form a single contiguous area of outstanding historical character and demonstration of early residential subdivision within Geelong. They also seek to provide greater protection to the setting of two existing individual heritage overlay places – Geelong South Primary School and the glassworks factory component of the Big Shed.

Exactly as for the Primary and Cross Streets Groups, the scale and nature of the lots and original dwellings indicate a middle and upper working class socio-demography, with the same historical subdivision configuration and development pattern.

As seen in Figure 3 (pg 107), the Northern Extensions Group encompasses:

- 8. Swanston Street Centre
- 9. Verner Street East
- 10. School Street (existing HO1641 at Yarra Street South)

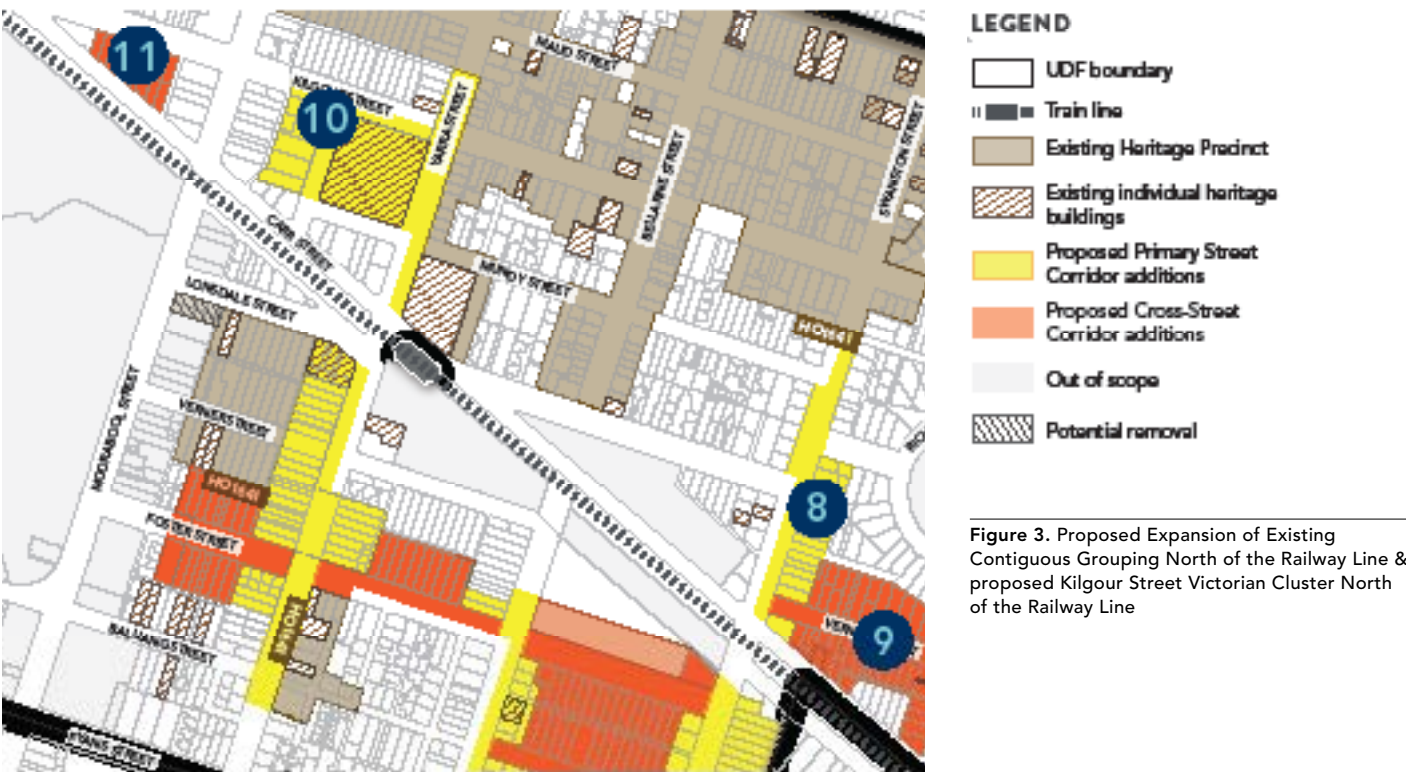
Whilst the Swanston St Centre and Verner St East areas adjoin they are historically separate subdivisions. Swanston Centre is a continuance of the Swanston St South Primary Street Corridor, northward of the railway line to its intersection with the existing HO1641 area at Richmond Court. Its history and character match the other Primary Street corridors, and with the exception of it being bookmarked at each end by several fine Interwar Bungalows this section of Swanston contains a particularly fine grouping of Victorian style dwellings. The extension of the road reserve from Richmond St to Richmond Court ties in two individual heritage overlays for Federation dwellings – HO1160 & HO1161.

The streets east of Swanston are part of the 1854 eastern extension to the Hoddle Grid. However from the evident building stock there was either minimal development around and south of Richmond Crescent prior to the 1920s, or else (less likely) there was a widespread replacement of mid-Victorian dwellings at this time.

Verner St between Swanston and Fitzroy Sts, along with the southern block of Fitzroy St, contains a particularly fine grouping of Interwar Bungalow style dwellings, the finest in South Geelong. This area contains one residence that is the subject of an individual overlay (HO930) and adjoins the existing heritage overlay HO931 'The Big Shed', which is the subject of a current permit to retain the early Glass Factory building on the north side whilst replacing the remainder with medium density housing – the change of scale and density at this point thus forms a reasonable boundary.

The School St area encompasses a particularly fine historical cluster of Interwar Bungalows and Victorian dwellings overlooking the west side of Geelong South Primary School (individual heritage overlay HO1202), a complex with Victorian origins that was extended and modified during the interwar years – complementing the two School St housing styles. The area includes the road reserves of Yarra and Kilgour Sts adjacent to the school as significant components of primary street corridors and of the setting of the school and Austin Hall Terrace complex.

P3. PROPOSED EXPANSION OF EXISTING CONTIGUOUS GROUPING NORTH OF THE RAILWAY LINE & PROPOSED KILGOUR STREET VICTORIAN CLUSTER NORTH OF THE RAILWAY LINE



2.2 PROPOSED ADDITIONS TO HO1641 CITY SOUTH RESIDENTIAL HERITAGE AREA

C. PROPOSED KILGOUR STREET VICTORIAN CLUSTER NORTH OF THE RAILWAY LINE

Whilst not part of a contiguous character area, this proposed addition to the heritage overlay contains a cluster of seven particularly fine Victorian dwellings.

Exactly as for the Primary and Cross Streets Groups, the scale and nature of the lots and original dwellings indicate a middle and upper working class socio-demography, with the same historical subdivision configuration and development pattern.

As seen in [Figure 2.3 \(pg 107\)](#),

11. Kilgour Street West

A remnant of the public reserve of Kardinia Park after the railway was constructed in 1874, this area was developed c1881. The properties around this area being heavily redeveloped in recent years and whilst not contiguous with any existing or proposed heritage overlays, it is close to the existing HO1641 areas west of Gheringhap St and east of Moorabool.

CORNER STORES AND PUBS

One of the more distinctive features of the existing and proposed HO1641 area is the development of commercial premises on street corners. As seen in [Figure 2.4 \(pg 111\)](#), along Mackillop St this type of development includes the ubiquitous corner pub – with examples at 203 Bellerine St and 80 Sutherland St.

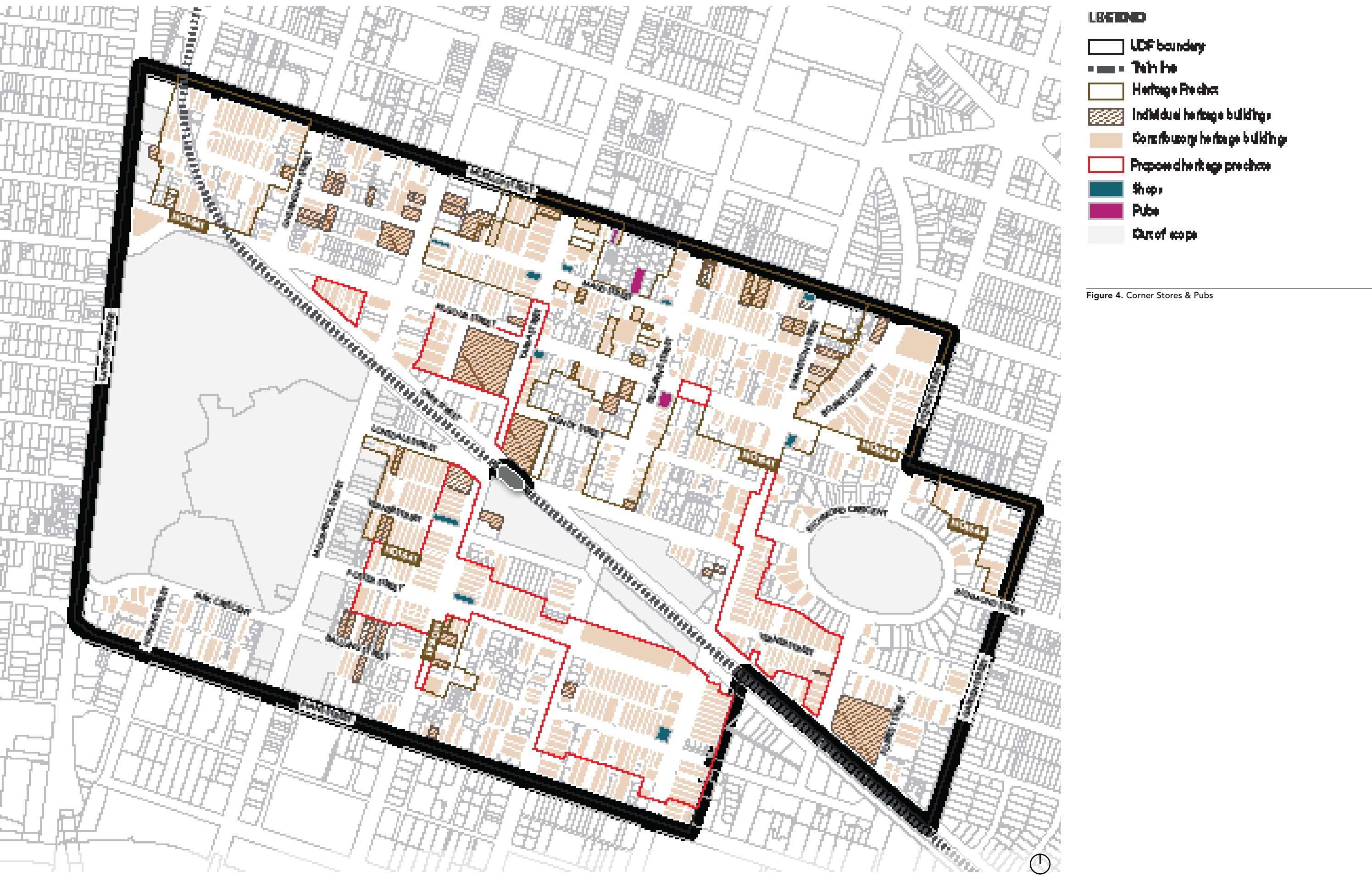
Within the residential subdivision between Kilgour and Balliang, commercial corner developments occur typically as a small store constructed between the front of a residence and the front property boundary, with shop windows and a public entry opening straight onto the footpath. In some instances these stores may have been designed and constructed integral to the residence behind, in other instances they were likely a latter addition.

In most instances the corner stores within South Geelong have been modified through the 20th century. One premise (Yarra & Foster) remains in use as a grocery store, several have been adapted into cafes and provide the modern victuals of coffee and baked goods, several have been absorbed into the residential living area or are shut up and unused.

The ‘corner store’ is a significant historical typology within early residential subdivisions, reflecting the need to obtain groceries and other goods within easy walking distance as families did not have private vehicles or the vehicle was away with a working spouse during the day.

Conservation management of the existing corner store locations need to allow for the different typology, setbacks and design of these sites, and allow modest options for mixed use.

P4. CORNER STORES & PUBS



2.3 AREAS EXCLUDED FROM INCLUSION IN HO1641

The following fringe areas were assessed as including examples of similar historical housing to that in the existing HO1641 area and/or the proposed HO 1641 additions, but were excluded from the proposed heritage overlay additions to HO1641 on the basis that the areas that (i) they were individual examples or a very small cluster that was not contiguous with a wider heritage area, and (ii) lacked historical or character integrity – ie they had been subject to lot alterations that had changed the historical subdivision pattern, and/or they included too many modern structures or highly modified original buildings, and/or the character of recent development within or adjoining was unsympathetic, and/or they are situated in areas of high development activity or high development pressure that will inevitably compromise their heritage significance and potential contribution to the character of South Geelong.

- Moorabool St, east side between Kilgour and Carr Sts – adjoining area (11).
- Kilgour St, north side between Moorabool and Yarra Sts – opposite Geelong South Primary and adjoining existing HO1641 and (10).
- Yarra St, west side just north of Balliang – adjoining (1 & 4), opposite existing HO1641.
- Bellerine St, east side south of Verner Stand opposite railway station and Barwon Water redevelopment site – adjoining (2).
- Verner St, north side east of Fitzroy St, south side east of Forrest St - adjoining (9).
- Yarra, Bellerine and Swanston Sts, southern end lots adjoining Fyans Road – adjoining (1, 2, 3).

A number of wider areas were excluded in an early stage of the assessment as they evidenced the same reasons to a greater degree:

- Richmond Crescent environs.
- Balliang St west and centre environs.
- Maud and Kilgour Sts between Gheringhap and Moorabool.
- Mundy St environs.
- Park Crescent environs.
- Major arterials of Latrobe Terrace, Moorabool St and Fyans Rd.

2.4 PLACE FOR POTENTIAL REMOVAL FROM HO1641

As seen in Figure 5 & 6 (pg 113), a commercial property (over 2 lots) within the existing HO1641 was identified as being of very limited contributory value to the residential precinct and likely to be further compromised by future development pressures, such that it could potentially be considered for removal from HO1641 to facilitate redevelopment within the Moorabool St Development Zone:

- East side of Moorabool St south of Lonsdale (2 lots)
The property has negligible if any heritage value in that
- It is a wholly commercial property when the adjoining portions of HO 1641 are significant as a residential subdivision;
- It lacks any substantive historical connection to the adjoining residential areas;
- It lacks any defining stylistic characteristics beyond appearing as a utilitarian late C20th building;

- It lacks any aesthetic value;
- It lacks any or ability to contribute to the landscape or architectural character of HO1641.
- The place is not listed individually on a heritage overlay or other listing.
- Lacking any defining heritage attributes, there is nothing to negotiate the conservation of, should a permit be received for the redevelopment of this site.
- Retaining a place on a heritage overlay or list which lacks attributes or values that need to be conserved, de-values an overlay or list.

As a principle to deliver sustainability, residential heritage areas should generally avoid including major arterial roads as this results in inevitable problems and pressures that are likely to have a detrimental effect upon their significance over the medium to long term. Ideally residential heritage areas should have a 1-3 lot buffer to major arterials – the approach taken with the remainder of the proposal – from which you turn off a busy active street into a quiet residential ‘backwater’ of a distinct and separate character.

P5. POTENTIAL REMOVAL

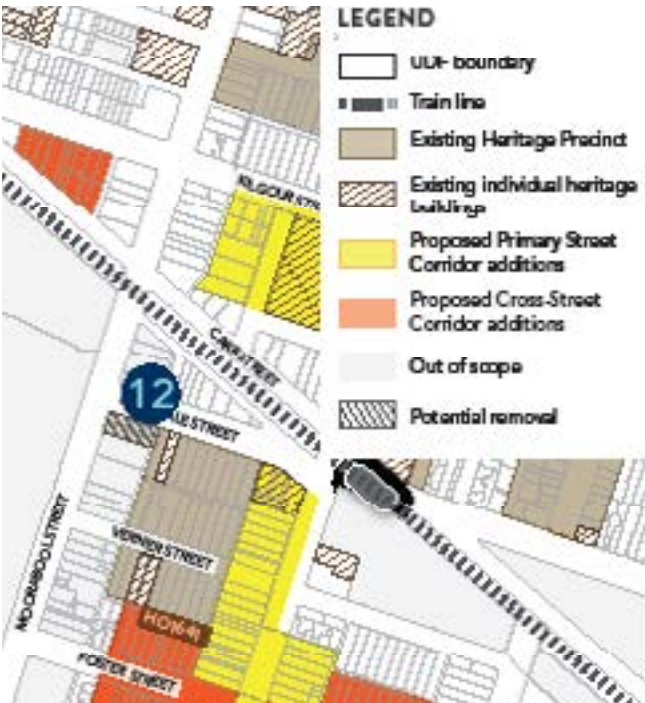


Figure 5. Google Street-view of the commercial

Figure 6. Potential removal

HERITAGE SIGNIFICANCE

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3.4	Statement of Significance- Proposed	123

3.1 METHODOLOGY

Historical cultural heritage significance is defined in the ICOMOS Australia Burra Charter as comprising aesthetic, historical, scientific and social (including spiritual) values.

This assessment includes a discussion of how these values are demonstrated in the South City Residential Heritage Area at 3.2 and a Statement of Significance at 3.3 - which is effectively a succinct summation of the area’s heritage significance. Together these form the basis for development of management objectives and provisions for inclusion within the Greater Geelong Planning Scheme.

The assessment of the proposed additions and deletions to HO1641 involved fieldwork, historical research, and significance assessment, and a general comparison against the collective and individual heritage values of properties within the existing HO1641, in accordance with Practice Note PPN01. A peer review was also conducted of the draft assessment report.

FIELDWORK

An inspection of each property was undertaken from the public realm and site photographs taken of each property. The draft Heritage Assessments were prepared based on this visual inspection.

RESEARCH

The South Geelong UDF Character Study was utilised as the key evidential resource, along with About Corayo: A Thematic History of Geelong. Additional research was undertaken using resources including other City of Greater Geelong heritage studies, and physical and digital resources including TROVE. Sources are referenced in the draft heritage assessments for each place.

COMPARATIVE ANALYSIS

A general comparative analysis was carried out of all of the heritage places proposed for inclusion within HO1641 against the collective and individual heritage values of properties within the existing HO1641 during the field survey and recording of individual attributes.

The objective was to ensure the additional properties complemented and reinforced the collective values of HO1641, and the individual contributory properties had equivalent values to the existing contributory properties of a similar historical or architectural type within HO1641.

PEER REVIEW

The Character Study, initial Heritage Report and a private submission nominating additional places within South Geelong for inclusion on a heritage overlay was subject to a peer review by Ecology and Heritage Partners.

The findings of the peer review were addressed through revision of this assessment of HO1641 and a detailed heritage assessment of three individual properties on Moorabool Street, which are proposed for inclusion on separate heritage overlays under the same planning scheme amendment as the changes to HO1641.

CONSULTATION

The community engagement process adopted the following steps:

- Public workshops as part of the South Geelong UDF consultation, at which time the South Geelong Character Study was made available.
- Meetings with the City’s Heritage Advisory Committee to seek feedback on the review and later upon the individual draft Heritage Assessments.
- The significance assessment and tabular summation of each property proposed for addition to HO1641 was publicly exhibited for the planning scheme amendment.
- A copy of the draft heritage assessment of each of the three individual properties was provided to the property owners for input, who were subsequently given a second opportunity for input/comment during public exhibition of the planning scheme amendment. In addition, a meeting was held with the owner of Kardinia Villa upon their request.

SIGNIFICANCE CRITERIA

The following heritage criteria listed in Planning Practice Note 1 were adopted as part of the assessment of heritage places in this study:

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).

SIGNIFICANCE THRESHOLDS

In addition to the recognition of the heritage values of the Burra Charter and the assessment criteria outlined in the Practice Note, cultural heritage 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.

STATE THRESHOLD

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 Shire, the importance of which are considered to stretch beyond local municipal boundaries.

LOCAL THRESHOLD

Places which are considered individually significant to a local area. These heritage places are considered to have had a significant impact in shaping the cultural, architectural, historical and/or social identity of the local community and where applicable, have been compared to other places of State or Local significance (or potential significance). They are considered to have sufficient significance to warrant a heritage overlay in the Geelong Planning Scheme.

3.1 METHODOLOGY

WHAT IS SIGNIFICANT? – THE PHYSICAL PLACE

This part of the significance statement relates to the physical fabric and physical attributes of a place. It can encompass:

- **Fabric & Physical Attributes of Any Building, Structure or Group thereof** – including the overall form & layout, street presence or address, construction materials, design style/character and detailing, visual features (eg verandahs, joinery, chimneys, window lead lighting, panel doors, etc) finishes and colours.
- **Composition & Features of the Setting** – layout of built structures and open spaces, level changes, hard and soft landscape features including trees, outbuildings, front fencing, visibility or otherwise of vehicle accommodation, signage.
- **Vistas and views into, within or away** from the key features of the place.

CONDITION THRESHOLDS

Condition is the physical state of the fabric relating to its physical appearance, structural quality and working order. The thresholds for the condition of the fabric are:

CONDITION	DESCRIPTION
GOOD	Minor deterioration of fabric noticeable
FAIR	Deterioration of the fabric noticeable
POOR	Deterioration of fabric very noticeable, with possible structural deterioration as well

INTEGRITY THRESHOLDS

Integrity is the extent to which the building or structure retains its form, design and completeness of physical fabric, historic associations, social attachments and/or use which support the heritage significance of the heritage place.

Places can have more than one historical layer of development that is considered significant.

The thresholds applied for the integrity of the fabric are:

THRESHOLD	INTEGRITY
HIGH	Either completely intact or a small number of minor modifications noticeable
MODERATE	Original and/or early fabric clearly discernible, but a number of minor modifications noticeable
LOW	Original and/or early fabric only partly discernible given multiple changes

Places with substantial additions or alterations may continue to possess significance if there is considered to be sufficient retained significant fabric to still satisfy the relevant significance threshold/s, and:

- the additions/alterations form a contributory historical layer to the significance of the building or place, and/or
- the visual character of the additions/alterations complements the visual character of the significant physical fabric, and/or
- the visual character of the additions/alterations is recessive, minor in nature; or readily reversible.

3.2 SIGNIFICANCE ASESSMENT DISCUSSION

The proposed revised extents of HO 1641 City South Heritage Area are of historical heritage significance for their aesthetic, historical and scientific values:

SOCIAL VALUES

Whilst there are a number of places across South Geelong that are of special social value, most specifically Kardinia Park, the GMBHA Stadium, Richmond Park, Geelong Grammar, Geelong South Primary School and the Palais Dance Theatre, these places are the subject of individual heritage overlays and/or are outside the HO1641 area.

Whilst the character attributes of the HO1641 area are generally valued by the community this does not define a specific social connection and value, and no other social values are evident.

SCIENTIFIC VALUES

Nearly all of South Geelong has some potential to include buried archaeological evidence and yield information about mid-19th to early 20th century European settlement, exceeding the 75 year-old threshold for potential archaeological consent for excavations from Heritage Victoria.

The archaeological potential is greatest within sites that are known to be especially early and/or latter sites that can yield information about land uses, processes, events, etc, of particular interest. 1870s to 1920s suburban housing is not generally of high- level interest, and most of the earliest buildings in South Geelong have separate overlays or Victorian Heritage Register listings, however there remains a low-level potential across HO 1641 for excavations to disturb deposits from the earliest settlement phase in Geelong’s post-contact history.

HISTORICAL VALUES

South Geelong, along with the Geelong CBD, was defined in the earliest town plan for the City utilising a street grid aligned by Government Surveyor Robert Hoddle to connect the Barwon River to Corio Bay, and known as the ‘Hoddle Grid’. Developed by Hoddle and his Assistant Henry Smythe 1837-38, a number of features that are historically important within early town planning of Geelong are demonstrated through the substantially intact remains of the Hoddle Grid within South Geelong, including:

- A defined street hierarchy – primary streets 30.5m wide (100’), secondary streets 20.3m wide (66’) and service lanes 3.6m wide;
- the wide road reserves that provide flexibility in traffic management, landscaping and public open space;
- the early lot sizing, generally of modest sizes reflecting the socio-demographic of the residents;
- The early subdivision layout and arrangement of lots, generally with narrow frontages and rear service lane access – which allowed the street frontage presentation to be dominated by the architecture of the buildings and ornamental front gardens

HO1641 incorporates those street and subdivision areas where the features of the Hoddle Grid remain substantially intact and demonstrable.

3.2 SIGNIFICANCE ASESMENT DISCUSSION

AESTHETIC VALUES

The landscape and streetscape character of many of Geelong’s early residential areas, including those within South Geelong are broadly valued by the community, as evidenced in heritage listings and property values. The aesthetic values of HO1641 are derived from its historical landscape and architectural design attributes:

LANDSCAPE/SUBDIVISION CHARACTER ATTRIBUTES

Resulting from the historical street layout and subdivision pattern and subsequent landscape treatment of the public domain, these encompass:

- **Spatial Quality**
the broad primary streets and landscaped verges impart an overall sense of spaciousness within the public domain landscape;
- **Green Public Domain**
the broad streets allow for substantial tree plantings along the verges and/or a central median; in combination with landscaped verges and medians this imparts a sense of the streets being a network of landscaped open space, enhanced by the small ornamental gardens on the property frontages and the absence of driveway verge crossings breaking up the verge landscape. This demonstrates aspects of ‘Garden City’ design philosophy that only became popular at the start of the 20th century.

Footpaths are generally situated along the front property boundary, between the landscaped verge and front gardens.

Current street tree plantings are generally native species, the species being of no significance beyond their contribution to greening the streets.
- **Modest Lot sizes**
Residential lots are mostly small to modest in area, ~220 to 650m², complementing the dwelling, and reflecting the demographic. The elongated rectangular proportions demonstrate domestic produce growing and potential for backyard industry.

- **Minimal Setbacks**
Front setbacks of 2-5m and setbacks to side boundaries of 0.6-1m are typical; accommodating a small ornamental garden to showcase each dwelling whilst maximising the usability of the small lot sizes.
- **Detached Dwellings**
The housing is nearly all detached dwellings, with only a few examples of conjoined buildings or short terrace rows. This creates a strong pattern of ‘one block, one house’.
- **Street Presentation**
Street frontages/lot widths are generally narrow - ~10m on east-west streets, ~15-16m on north-south streets – and house facades generally extend across the entire block ~1.2m separation between neighbours. This dictates architecture with a narrow façade ~2 rooms wide.

Front boundaries are generally defined by a fence or low wall structure, early fences are generally semi transparent, timber picket, iron railing, or rigid wire mesh and invariably not exceeding 1.2m. Some interwar fencing and mid- C20th replacement fencing comprise low brick walls with iron railings. Most modern fences are reproduction timber picket, or a steel railing that mimics earlier iron types.
- **Vehicle Access & Storage**
where rear lanes service the rear of dwellings, vehicle access is generally provided off the rear lane into a detached garage on or close to the rear property boundary. In these instances, the dwelling façade fronting the main street is clear of garages, carports, parking and vehicle crossovers.

Dwellings without rear lanes tend to have a single crossover with a driveway past the side of the house. Historically this led to a detached garage at the rear, however with modern alterations and additions many garages have become attached to the side of the dwelling, set back some distance from the front.

AESTHETIC VALUES – ARCHITECTURAL CHARACTER:

Resulting from the 1850s-1920s origin and socio-demographic of South Geelong, these encompass:

- **Dwelling Scale**
the majority of dwellings present a single storey scale on their main street frontage; early dwellings were nearly all single storey, many have had reasonably discrete upper floor additions at the rear; there are the order of a dozen early examples of two storey and nothing over two storey.
- **Architectural Style**
encompass a mix of Victorian, Federation/Edwardian and Interwar Bungalow dwellings; whilst there is some clustering of same-style buildings in a few areas – Victorian on Yarra and Swanston Sts, Interwar on Verner St – there are no strong stylistic boundaries, more a blending of these three styles.
- **Materiality & Form**
consequent to the predominant styles, the roof forms are generally hipped (Victorian & Federation) and/or gabled (Federation & Interwar Bungalow). Simple rectangular plan forms with full-width front verandahs are the predominant feature of the Victorian-style dwellings, more articulated plan forms with off set porches and projecting frontal gables are the predominant feature of the Interwar Bungalows, whilst the Edwardian dwellings incorporate examples of both the simple rectangular and more articulated plan forms. Flat or skillion roofs, associated with post-war architectural designs, form ~5% of dwellings.

Dwellings are predominantly timber-framed weatherboard clad dwellings (>66%) with the remainder being mostly solid brick or brick- cavity construction with face brick, painted brick or rendered masonry facades. Brick veneer and proprietary sheet cladding or rendered sheet occur on a number of new buildings and additions to original buildings. Coloured and galvanised corrugated iron roofing predominates on over 80% dwellings, the prevailing colour being that of aged galvanising or a complementary pale colour.

The majority of weatherboard construction results in the prevailing surface treatment being a painted finish; the majority of dwellings demonstrating colour schemes complementary, if not authentic, to their period and making appropriate use of contrasting colour on verandah joinery elements, etc.

3.3 STATEMENT OF SIGNIFICANCE – EXISTING

“This Heritage Area is dominated by Victorian and Edwardian residential development and associated institutional buildings. It represents the historical development and expansion of Geelong. The area is characterised by single storey decorative timber houses dating from the 1850s to the 1920s and includes typical examples of Victorian, Edwardian and, to a lesser extent, Californian Bungalow styles. Single and double-fronted detached houses are found in relatively intact groups. Major roads in the area typically have double-fronted houses with generous street setbacks and separation, while in the narrower streets, houses are generally single fronted, with minimal boundary setbacks and separation and smaller allotments.

The area is enhanced by the garden settings, street planting, and wide nature strips. The retention of streetscape features as the setting for the buildings is significant. It is historically significant as a representative embodiment of family life during the Victorian and Edwardian periods.”

3.4 STATEMENT OF SIGNIFICANCE – PROPOSED

The following is a revised statement and format in accordance with DELWP Planning Practice Note PPN01 Applying the Heritage Overlay.

WHAT IS SIGNIFICANT?

The South City Heritage Area occurs between the southern edge of the Geelong Central Business District and the Fyans Road industrial estate, a residential subdivision incorporating parts of the City’s earliest town plan known as the Hoddle Grid, with streetscapes of Victorian, Federation/ Edwardian and Interwar Bungalow housing of consistent scale and setback, set along broad landscaped streets, with street trees and modest gardens set behind low and semi-transparent front fences, with most vehicle access segregated to rear service lanes.

Contributory buildings are identified in the attached schedule. (Refer section 4 of this report)

HOW IS IT SIGNIFICANT?

This South City Heritage Area is of local architectural, historical, aesthetic and scientific significance to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

The HO1641 South City Heritage Area is of historical cultural heritage significance for its ability to strongly demonstrate a range of historical and aesthetic values associated with its planning and development as a residential area over the period 1850s-1920s. (Criteria A, D, E)

South Geelong, along with the central Geelong CBD, was defined in the earliest town plan for the City, which connected the Barwon River to Corio Bay. The hierarchal street layouts and the early lot subdivision developed by Government Surveyor Robert Hoddle and his assistant Henry Smythe during 1837-38 – the ‘Hoddle Grid’ - remain a distinctive feature of Geelong’s town planning, are well-demonstrated and predominantly intact across the South City Residential Heritage Area. (Criteria A, E, F, H)

The overall urban landscape of South City Heritage Area is significant in demonstrating the early period of the City’s European settlement 1850s –1920s including the aspirations of the working- middle class residents for detached housing and ornamental front yards, albeit of modest stature, within walking distance of the CBD, and the port and riverside industrial areas. (Criteria A, D)

The aesthetic values of the South City Heritage Area are particularly fine and well-recognised by the community, demonstrating such attributes as wide landscaped road reserves, the segregation of vehicle access to rear service lanes, the consistent form and scale of the residential built development, and the attractive blend of predominantly-intact Victorian, Federation and Interwar Bungalow architecture that occurs throughout. (Criteria E)

As an early developmental area within the City, the South City Heritage Area possesses modest scientific value or research potential associated with early occupation and land use within the City. (Criteria C)

PROPERTIES TO BE ADDED TO HO1641

4.0	Properties to be added to HO1641	124
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PART 2 PLANS

P6.	Grid Street Layout/Subdivision	130
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P7.	Included Properties and those of Contributory Value	131
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PART 2 TABLES

T1.	HO1641 Additional Property	126
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4.0 PROPERTIES TO BE ADDED TO HO1641

T1. HO1641 ADDITIONAL PROPERTY

The following table is a summary listing of the property addresses proposed to be added to the existing heritage overlay HO1641. It does not include properties that are already included within HO1641

In addition, the proposal adds parts of 9 road reserves to HO1641 including – Yarra, Bellerine, Swanston, Fitzroy, Kilgour, School, Verner, Foster and Balliang Streets.

STREET	NO.	GRADE	GROUP
Balliang St	57	Contributory	6
	59	Contributory	6
	60	Non-contributory	6
	61	Contributory	6
	62	Non-contributory	6
	63	Contributory	6
	64	Contributory	6
	65	Contributory	6
	66	Non-contributory	6
	67	Contributory	6
	68	Contributory	6
	69	Contributory	6
	70	Contributory	6
	71	Non-contributory	6
	72/1	Contributory	6
	73	Contributory	6
	74	Contributory	6
	75	Contributory	6
	76	Contributory	6
	77	Contributory	6
	78	Contributory	6
	79	Contributory	6
	80	Contributory	6
	81	Contributory	6
	82-84	Contributory	6
	83	Contributory	6
	85	Contributory	6

STREET	NO.	GRADE	GROUP
Bellerine St	262	Contributory	2
	264	Contributory	2
	271	Non-contributory	2
	273	Contributory	2
	275	Contributory	2
	277	Non-contributory	2
	289	Contributory	2
	291	Contributory	2
	293	Contributory	2
	295	Contributory	2
	297	Contributory	2
Carr St	53	Non-contributory	9
	59	Non-contributory	9
Fitzroy St	130	Contributory	9
	132	Contributory	9
	134	Contributory	9
	136	Contributory	9
	138	Contributory	9
Foster St	4-6	Contributory	4
	5	Contributory	4
	7	Contributory	4
	8	Contributory	4
	9	Non-contributory	4
	10/1	Non-contributory	4
	10/2	Non-contributory	4
	11	Contributory	4
	12	Contributory	4
	13	Contributory	4

STREET	NO.	GRADE	GROUP
	14	Non-contributory	4
	16	Contributory	4
	17	Contributory	4
	18	Contributory	4
	19	Contributory	4
	20	Contributory	4
	22	Contributory	4
	23	Contributory	5
	24	Contributory	4
	25	Contributory	5
	27	Contributory	5
	29	Non-contributory	5
	31	Contributory	5
	33	Contributory	5
	35	Contributory	5
	37	Contributory	5
	39	Contributory	5
	41	Contributory	5
	43	Contributory	5
	64/1	Non-contributory	6
	66/1	Contributory	6
	68	Contributory	6
	70	Contributory	6
	72	Contributory	6
	72A	Contributory	6
	74	Contributory	6
	76	Contributory	6
	78	Contributory	6

T1. HO1641 ADDITIONAL PROPERTY

STREET	NO.	GRADE	GROUP
Foster St	80	Contributory	6
	82	Contributory	6
	84	Contributory	6
	86	Contributory	6
	88	Contributory	6
	90	Non-contributory	6
	92	Contributory	6
Foster St Reserve		Contributory	7
Kilgour St	40	Contributory	11
	42	Contributory	11
	44	Contributory	11
	46	Contributory	11
	48	Contributory	11
	50	Contributory	11
	52	Contributory	11
	54	Contributory	11
	56	Contributory	10
	58	Contributory	10
	60	Contributory	10
	62	Contributory	10
School St	2	Contributory	10
	4	Contributory	10
	6	Contributory	10
Swanston St	131	Contributory	8
	133	Contributory	8
	135	Contributory	8
	137	Contributory	8
	139	Contributory	8

STREET	NO.	GRADE	GROUP
	141	Contributory	8
	143	Contributory	8
	145	Contributory	8
	147	Contributory	8
	149	Contributory	8
	151	Contributory	8
	153	Contributory	8
	155	Contributory	8
	157	Contributory	8
	159	Contributory	8
	161	Non-contributory	3
	162	Contributory	7
	163	Contributory	3
	164	Contributory	3
	165	Contributory	3
	167	Contributory	3
	169	Contributory	3
	170	Contributory	3
	171	Contributory	3
	173	Contributory	3
	174	Contributory	3
	175	Contributory	3
	177	Contributory	3
	178	Non-contributory	3
	179	Contributory	3
	181	Contributory	3
	184	Contributory	3
	185	Non-contributory	3

STREET	NO.	GRADE	GROUP
	185/1	Non-contributory	3
	187	Contributory	3
	188	Non-contributory	3
	189	Contributory	3
	190	Contributory	3
	191	Non-contributory	3
	193	Contributory	3
	195	Contributory	3
	197	Contributory	3
	199	Contributory	3
Verner St	112	Non-contributory	9
	114	Non-contributory	9
	117	Contributory	9
	119	Contributory	9
	120	Contributory	9
	121	Contributory	9
	122	Contributory	9
	123	Contributory	9
	124	Contributory	9
	125	Non-contributory	9
	126	Contributory	9
	127	Contributory	9
	128	Contributory	9
	129	Contributory	9
	130	Contributory	9
	131	Contributory	9
	132	Contributory	9
	133	Contributory	9

STREET	NO.	GRADE	GROUP
	134	Contributory	9
	135	Contributory	9
	137	Contributory	9
	139	Contributory	9
	141	Contributory	9
Yarra St	220	Contributory	1
	222	Contributory	1
	224	Contributory	1
	226	Contributory	1
	228	Contributory	1
	229	Contributory	1
	230	Contributory	1
	231	Contributory	1
	233	Contributory	1
	235	Contributory	1
	238	Contributory	1
	239	Contributory	1
	240	Contributory	1
	241	Contributory	1
	242	Contributory	1
	246	Contributory	1
	248	Contributory	1
	254	Contributory	1
	256	Contributory	1

P6. HODDLE GRID STREET LAYOUT/SUBDIVISION

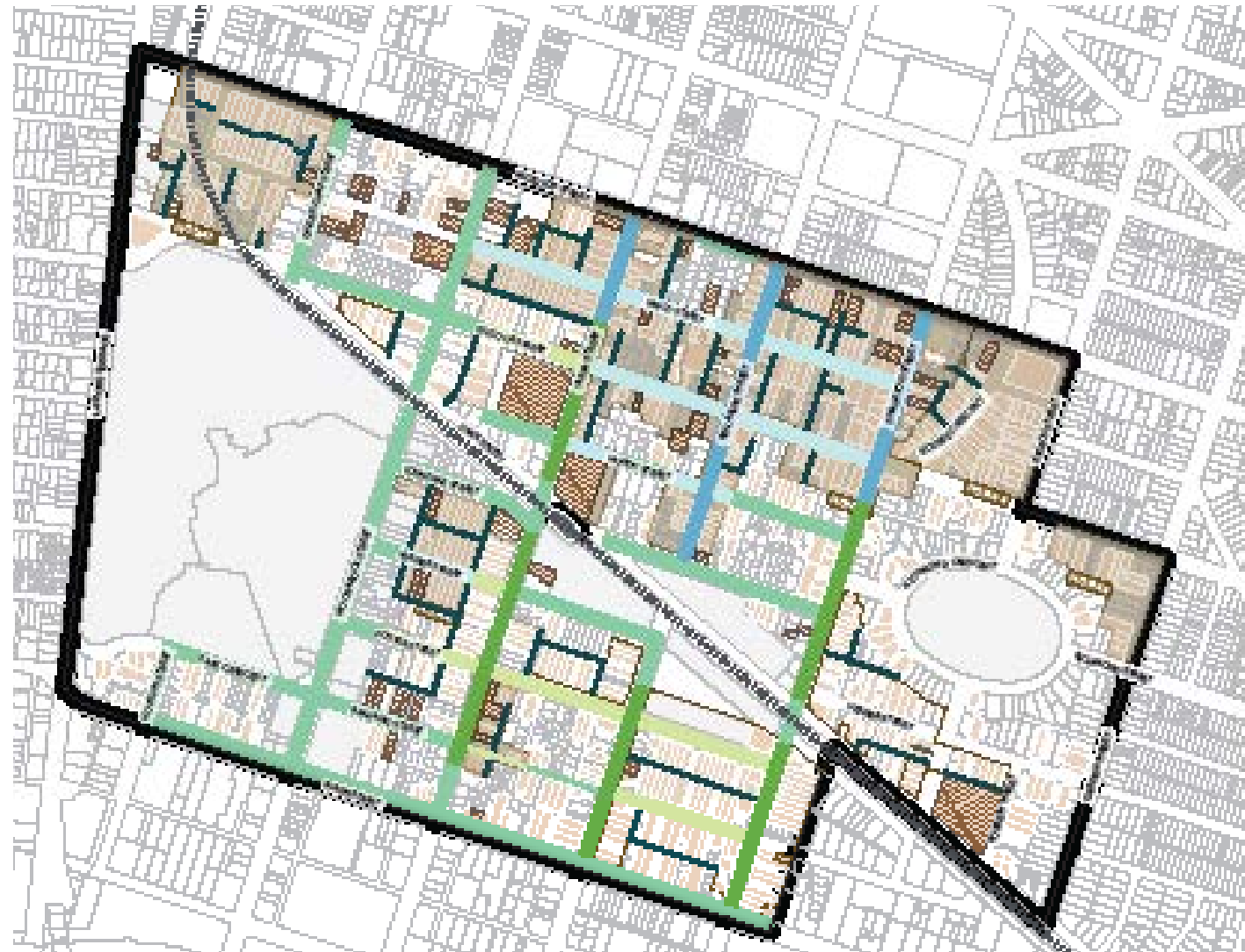


Figure 7. 'Hoddle Grid' Street Layout/Subdivision – Inclusions & Exclusions in Proposed HO1641

P7. INCLUDED PROPERTIES AND THOSE OF CONTRIBUTORY VALUE

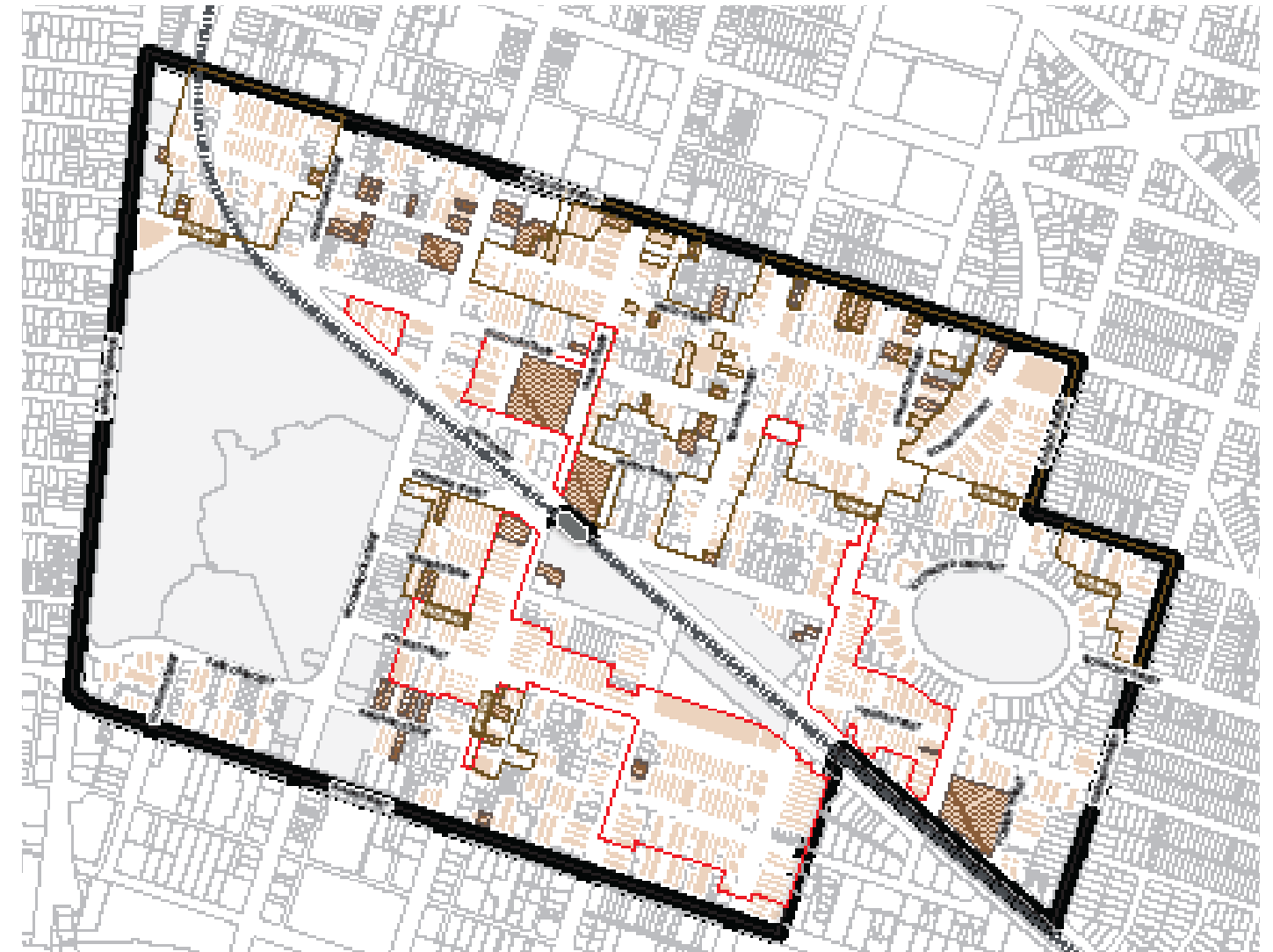


Figure 8. Included properties and those of Contributory Value

PLANNING SCHEME PROVISIONS FOR HO1641

5.1	Revising the HO1641 Provisions for the City South Heritage Area	134
5.2	Proposed Text Changes to s22.32, City of Greater Geelong Planning Scheme	135
5.3	References	137

5.1 REVISING THE HO1641 PROVISIONS FOR THE CITY SOUTH HERITAGE AREA

An amendment to the Greater Geelong Planning Scheme is required to implement the proposed changes to heritage overlay HO1641 City South Heritage Area. This amendment will list all of the properties effected (as per section 3 of this report) and include revised planning provisions to s22.32 of the scheme, by which all works that require a permit approval from the City of greater Geelong will be assessed against.

A copy of the existing provisions for s22.32 is included at Attachment B for comparative purposes.

5.2 PROPOSED TEXT CHANGES TO S22.32, CITY OF GREATER GEELONG PLANNING SCHEME

HO1641: CITY SOUTH HERITAGE AREA

This policy applies to all land included in the City South Heritage Area.

POLICY BASIS

This Heritage Area is dominated by its intact ‘Hoddle Grid’ hierarchal street layout and subdivision, its wide landscape streets and its particularly fine Victorian, Federation/Edwardian and Interwar Bungalow period residential development with a few commercial and public/institutional buildings.

Historically, it is representative of an early phase of the development and expansion of Geelong, primarily within the 1837-38 town boundary but also extending into the adjacent eastern and western extensions.

Visually, it is characterised by closely-spaced, detached single storey houses overlooking small ornamental gardens and wide landscaped streets. The majority of houses are particularly fine examples of their period with numerous original decorative features - dating from the 1850s to the 1920s – still demonstrated. The presence of service lanes, allowing most vehicle access and accommodation to occur at the rear of properties, has been a key factor in the preservation of the historical streetscapes.

OBJECTIVES

To retain the wide nature strips, street planting, To retain the particularly fine and intact streetscapes of Victorian, Edwardian and Interwar Bungalow housing that prevail across the area, whilst accommodating contemporary living needs within the property.

To retain the predominant architectural characteristics and visual consistency of closely- spaced, single storey detached residences of similar form and style along the main street frontages, whilst allowing more intensive yet complementary development along service lanes and minor streets.

To retain the wide landscaped road reserves whilst allowing changes to accommodate changing traffic needs and a return to non-vehicular options.

To retain and enhance the wide landscaped nature strips, street tree planting, semi-transparent front boundary fences and garden settings of the main streets.

To protect streetscapes from the visual impact of vehicle crossovers and garaging along main streets, by utilising service lanes and minor streets for vehicle access.

To encourage high quality infill development and the contemporary interpretation of traditional building design and use of materials within new construction.

POLICY

Where a permit is required for a proposal, it is policy to:

Promote conservation of the landscape and subdivision character along primary and secondary streets:

- Encourage ongoing evolution of the existing roadways to accommodate ongoing vehicle, cycle, pedestrian, etc, traffic needs and public safety.
- Encourage street tree planting along nature strips or along central medians.
- Encourage nature strips to be grassed or otherwise treated with soft landscaping. Hard paving may be permitted to facilitate mixed use activities at former or existing corner stores but should otherwise be discouraged.
- Encourage front boundary fencing to dwellings, of an appropriate height and transparent or semi-transparent character, so as to retain visual connection between front gardens and the street.
- Encourage retention of front setbacks consistent with the contributory historical building median on that street, and garden areas between dwellings and front property boundaries.
- Retain the appearance of the historical allotment configuration in that street, typically being a detached dwelling extending across most, but not all, of each lot frontage.
- Encourage separation between neighbouring buildings consistent with the contributory historical building median on that street; discourage buildings that are constructed side boundary to side boundary.
- Encourage vehicle access to be off service lanes and minor streets when these are available. Where verge crossings have to be installed they should be kept to a≈single vehicle width.
- Minimise hard paved areas between the street building frontages and the street; encourage any necessary hardstand for parking or the like to occur at the rear or sides of the building.
- Consolidation or subdivision of the front halves of lots, typically incorporating the original houses, should be discouraged. Consolidation or subdivision of the

5.2 PROPOSED TEXT CHANGES TO S22.32, CITY OF GREATER GEELONG PLANNING SCHEME

- rear halves of lots may be considered, on the proviso subdivision will not cause new vehicle accommodation and verge crossings to be constructed on the street frontage.
- Promote conservation and appropriate adaptive reuse of the contributory historical dwellings within the area:**
- Encourage existing Victorian, Edwardian, and Interwar Bungalow houses to be retained with appropriate adaptation to accommodate ongoing use.
 - Demolition of places that are of moderate and major contributory value should not be permitted.
 - Encourage retention of significant character attributes and detailing, especially to exterior elements visible from the public domain.
 - Discourage additions or alterations to the street frontage other than works that are restoring original details or returning the building to a form closer to its original appearance.
 - Encourage additions or alterations that are reasonably visible from the public domain, excluding from service lanes of minor streets, to utilise a roof form and eave height, materials palette, architectural style and detailing, that complements the original style of the building, and which retains the original building's street frontage as the dominant visible feature of the property.
 - For additions and alterations to the rear of the original building and new buildings within the rear part of the property that are not reasonably visible from the public domain, or are visible only from service lanes or minor streets, high- quality modern architectural design adaptations that complement the original style may be incorporated.
 - Encourage garages or carports to be provided at the rear, otherwise at the side but setback from the front facade, of any building. Any garage doors visible from the street frontage should be single width. Carport design may either match the joinery style and form of the original building or may pursue a high-quality minimalist design with a thin fascia-less or floating roof plane that minimises visual impact on the setting of the house.
 - Discourage painting of exterior surfaces that were originally unpainted, eg face brick.
 - Encourage use of colour schemes on painted surfaces that are appropriate to the stylistic period of the house.

- Promote conservation of the wider historical architectural character of the area through incorporating appropriate design characteristics within new infill development on the front half of the original lot:**
- present to the main street as a detached, single storey buildings, whilst allowing two storey additions or separate buildings upon the rear half of lots.
 - present single fronted, narrow facades or double fronted large facades to the main streets.
 - roof forms should complement the nearest contributory historical buildings, typically of a hipped, gabled or mixed form, with a pitch between 20-35 degrees.
 - highest point of the roof and the eave height or the equivalent roof pitching/springing height should complement those of the nearest contributory historical buildings.
 - the main street façade should incorporate an entry that addresses the street within either a full width roofed verandah, or a covered or recessed porch.
 - windows should be of a rectangular vertical format (ie height substantially exceeds width) but can be grouped to form a horizontal bank.
 - wall cladding should complement contributory historical buildings within the neighbouring block, typically horizontal timber weatherboards or rendered masonry, with face brick in limited areas.
 - roof cladding should be corrugated sheet metal in a galvanised or bonded colour finish, avoiding dark colours and bare zincalume.
 - double width verge crossings, driveways and garage doors facing the street should be discouraged. Vehicle accommodation at the rear of the new building should be encouraged.
 - for new infill building development that is not within the front half of a lot, there may be discretion as to side and rear setbacks, form and style provided the height does not exceed two stories and the form and massing does not detract from the character of the historical contributory buildings visible at the main street frontage.

5.3 REFERENCES

- Geelong Region Historic Buildings and Objects Study Volume 2, prepared by Allan Willingham for the Geelong Regional Commission, (1986).
- Geelong City Urban Conservation Study, Volume 1, prepared by Graeme Butler for the City of Geelong, (1993).
- Geelong City Urban Conservation Study, Volumes 2-5, prepared by Graeme Butler for the City of Geelong, (1991).
- Geelong City Urban Conservation Study, Volume 4(a), prepared by Helen Lardner for the City of Greater Geelong, (1995).
- City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong, (1997).
- City Fringe Heritage Area Review, prepared by RBA Architects + Conservation Consultants for the City of Greater Geelong (2016)
- Geelong Urban Design Framework - Heritage Character Study, Authentic Heritage Services, June 2020

ATTACHMENTS

A.	Individual Place Assessments for Proposed Additions to Heritage Overlay HO1641 City South Heritage Area	140
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ATTACHMENT A. INDIVIDUAL PLACE ASSESSMENTS FOR PROPOSED ADDITIONS TO HERITAGE OVERLAY HO1641 CITY SOUTH HERITAGE AREA

GROUP 1. YARRA ST SOUTH 1 OF 7 (D) = CONTRIBUTORY PLACE (N) = NON-CONTRIBUTORY PLACE

229 YARRA STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior detailing including the iron & timber fretwork on verandah/porch, front fence, street tree.

231 YARRA STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a possibly latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior detailing including the iron lacework on the verandah/porch, front eave brackets and associated er sills & brackets on front windows, front fence.

233 YARRA STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior detailing including the iron & lacework on the verandah/porch, front eave brackets and associated panelling, timber sills & brackets on front windows, front fence.

GROUP 1. YARRA ST SOUTH 2 OF 7

235 YARRA STREET (D)



Description: a single storey detached dwelling in a Federation/Edwardian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior detailing including the iron & lacework on the verandah/porch, front eave brackets and associated panelling, timber sills & brackets on front windows, front fence.

239 YARRA STREET (D)



Description: a single storey detached dwelling in a Federation/Edwardian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, the use of native trees & shrubs is not historically consistent but complements the house and style.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form including the integration of the verandah roof into the main with a slight change of pitch, presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, front fence, garden trees (albeit native spp).

241 YARRA STREET (D)



Description: a single storey corner shop with attached residence in a Federation/Edwardian architectural style, situated with 0m setback. Wall construction of weatherboard to the rear residence, panelling and shop windows with a parapet roof form.

Integrity: the primary building has been subject to minor alterations that either do not diminish its character or can be easily reversed – mid C20th (?) changes to shop windows which complement the character, modern signage which is less sympathetic but not inappropriate to the original use.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area, added significance as a reasonably intact surviving example of an early corner shop.

Significant character attributes include: corner shop frontage, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior joinery including verandah posts, presence (not design of) signage.

(Foster St)

(Existing precinct HO1641 adjoins - 30 Foster Street & 243-263 Yarra St)

GROUP 1. YARRA ST SOUTH 3 OF 7

256 YARRA STREET (D)



Description: a single storey detached dwelling in a Federation architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior joinery including timber panelling on the gables, fretwork along the verandah, eave brackets, timber brackets on the window hoods, front fence, street tree.

254 YARRA STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of painted brick masonry with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior detailing including the iron lacework on the verandah/porch, timber eaves brackets, transparent front fence, street tree.

(Foster St)

248 YARRA STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior detailing including the iron lacework on the verandah/porch timber transparent front fence.

GROUP 1. YARRA ST SOUTH 4 OF 7

246 YARRA STREET (D)



Description: a single storey detached dwelling in a Federation architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior joinery including timber panelling on the gables, fretwork along the verandah, associated panelling, front fence, garden trees.

242 YARRA STREET (D)



Description: a single storey detached dwelling in a Federation architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form with a latter but complementary front fence..

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior joinery including timber panelling on the gables, fretwork along the verandah, eave brackets and associated transparent front fence, garden trees, street tree.

240 YARRA STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style with postwar alterations, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed. – mid C20th porch and front fence, aluminium windows with roller shutters, removal of chimneys.

Assessed heritage value: overall the primary building and landscaping make a minor contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its wall cladding, low front fence.

238 YARRA STREET (D)



Description: a single storey detached dwelling in a Federation/Edwardian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large addition to sides & rear and complementary changes to the verandah floor and roof including a central gable form and a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, transparent front fence.

GROUP 1. YARRA ST SOUTH 5 OF 7

236 YARRA STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large/unseen rear addition and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior detailing including the iron lacework on the verandah/porch, eave brackets and associated panelling, transparent front fence, garden trees/shrubs.

234 YARRA STREET (D)



Description: a single storey detached dwelling in a Federation architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large/unseen rear addition and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including timber panelling on the gables, window hood on main gable, fretwork along the verandah, front fence, street tree.

232 YARRA STREET (D)



Description: single storey detached dwelling in a Federation architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area, with a large rear addition addressing Verner St and latter but complementary front fence.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior joinery including timber panelling on the gables, fretwork along the verandah, exposed rafters, front fence, street tree.

(Verner St)

GROUP 1. YARRA ST SOUTH 6 OF 7

230 YARRA STREET (D)



Description: a single storey corner shop or office with attached residence in a Victorian architectural style, situated with 0m setback. Wall construction of weatherboard with a hip roof form.

Integrity: the primary building has been subject to minor alterations that either do not diminish its character or can be easily reversed – the shop/business frontage has been infilled with panelling in a frame, later windows and modest rear addition added to Verner St side.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area, added significance as a reasonably intact example of an early corner shop.

Significant character attributes include: corner shop frontage, scale/height, roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, exterior detailing including the iron lacework on the verandah/porch, eave brackets and associated panelling, window hoods & brackets, front fence, street trees.

228 YARRA STREET (D)



Description: a single storey detached dwelling in a Federation architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large/unseen rear addition and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior joinery including fretwork along the verandah, eave brackets and associated panelling, front fence.

226 YARRA STREET (D)



Description: a single storey detached dwelling in a Federation architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large/unseen rear addition and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including timber panelling on the gables, window hood on main gable, fretwork along the verandah, front fence.

224 YARRA STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large/unseen rear addition and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior detailing including the iron lacework on the verandah/porch, eave brackets and associated panelling, transparent front fence, garden trees/scrubs.

GROUP 1. YARRA ST SOUTH 7 OF 7

222 YARRA STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large/unseen rear addition and latter, probable removal of verandah lace or fretwork, and a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, eave brackets and associated panelling, transparent front fence, garden trees, street tree.

220 YARRA STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street.

Wall construction of rendered masonry with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete two-storey addition at rear and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior detailing including the iron lacework on the verandah/porch, the 'www' timber fretwork on the verandah and front eave, transparent front fence.

(26 LONSDALE ST ADJOINS - INCLUDED IN INDIVIDUAL HO)



(26 Lonsdale St adjoins - included in individual HO)

GROUP 2. BELLERINE ST SOUTH 1 OF 3

264 BELLERINE STREET (D)



Description: a single storey detached dwelling in a Federation architectural style, setback 2-5m from the street.

Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stack, window and door layout & materials, aspects of its exterior joinery including fretwork & post along the verandah, window hood, gable panelling, exposed rafters, front fence.

262 BELLERINE STREET (D)



Description: a single storey detached dwelling in a late Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete large addition to the rear and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including lacework along the verandah, front fence, street tree.

(End) (Foster St)

271 BELLERINE STREET (N)



Description: a single storey detached dwelling in a Postwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: this block was redeveloped c1980s, when a previous early residence was likely demolished.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.

Significant character attributes include: complementary setback of the primary building from the street, scale/height its roof form presence of front porch.

GROUP 2. BELLERINE ST SOUTH 2 OF 3

273 BELLERINE STREET (D)



Description: a single storey detached dwelling in a late Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gabled roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete large addition to the rear and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney, window and door layout & materials, aspects of its exterior joinery including lacework along the verandah, front fence.

275 BELLERINE STREET (D)



Description: a single storey detached dwelling in a late Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimneys, window and door layout & materials, aspects of its exterior joinery including lacework along the verandah, front fence.

277 BELLERINE STREET (N)



Description: a single storey detached dwelling in a Postwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: this block was redeveloped c1980s, when a previous early residence was likely demolished.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form, presence of front porch, semi-transparent picket fence.

289 BELLERINE STREET (D)



Description: a single storey corner shop with attached residence in an Interwar architectural style, situated with 0m setback. Wall construction of face brick, painted around shop, shop window & side door; parapet roof form to shop, hip to residence.

Integrity: the primary building has been subject to minor alterations that either do not diminish its character or can be easily reversed – late C20th carport, replacement of shop window & awning.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area, added significance as an intact surviving example of an early corner shop.

Significant character attributes include: corner shop frontage & awning, scale/height, its roof form and presence of porch, its architectural style, its wall & roof cladding, window and door layout & material, contrasting lintels, picket fence.

GROUP 2: BELLERINE ST SOUTH 3 OF 3

291 BELLERINE STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front wall & fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including panelling & brackets on the gables, window hood, masonry & timber verandah posts, semi-transparent front fence.

293 BELLERINE STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with latter window awnings and wire fence.

Assessed heritage value: overall the primary building and landscaping make a moderate contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including panelling on the gables, masonry & timber verandah posts, semi-transparent front fence.

295 BELLERINE STREET (D)



Description: single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete large addition to the rear and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including panelling & brackets on the gables, window hood, paired timber verandah posts, semi-transparent rigid wire front fence.

297 BELLERINE STREET (D)



Description: single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete large addition to the rear and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including panelling & brackets on the gables, window hood, paired verandah posts, semi-transparent rigid wire front fence.

GROUP 3. SWANSTON ST SOUTH 1 OF 7

161 SWANSTON STREET (N)



Description: a single storey detached dwelling in a Postwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: either this block was undeveloped until c1950s or the original residence has been demolished and replaced by new development that broadly complements the character attributes of the area.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form, low transparent front fence.

163 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Federation architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stack, window and door layout & materials, aspects of its exterior joinery including verandah brackets, eaves brackets and panelling, window hood and brackets, front fence, street tree.

165 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete addition to the rear and a recent solid front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area, with exception of the front fence.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including lacework along the verandah, eave brackets and panelling.

167 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, although the verandah appears to have been rebuilt late C20th with new posts and the gable added, and a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stacks, window and door layout & materials, aspects of its exterior joinery including eave brackets and panelling, front fence.

GROUP 3: SWANSTON ST SOUTH 2 OF 7

169 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stacks, window and door layout & materials, aspects of its exterior joinery including lacework along verandah, eave brackets and panelling, front fence.

171 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – larger front windows c1950s, with a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a moderate contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door materials, aspects of its exterior joinery including eave brackets and panelling, front fence.

173 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – larger front windows and front block boundary wall c1950s.

Assessed heritage value: overall the primary building and landscaping make a moderate contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stacks, window and door materials, aspects of its exterior joinery including eave bracket and panelling, street tree.

175 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – verandah simplification to skillion and front brick and timber wall c1950s.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stacks, window and door layout & materials, aspects of its exterior joinery including eave bracket & panelling, street tree.

GROUP 3. SWANSTON ST SOUTH 3 OF 7

177 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street.

Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition to the rear.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stacks, window and door layout & materials, aspects of its exterior detailing including iron verandah posts, lacework & fascia detail, eave brackets and panelling, rigid wire front fence.

179 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street.

Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete addition to the rear and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stacks, window and door layout & materials, aspects of its exterior detailing including gable brackets, window hood, imitation shingle course of weatherboards at ceiling level, transparent front fence.

181 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete addition to the rear.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stacks, window and door layout & materials, aspects of its exterior detailing including lacework, eave brackets, picket front fence.

185 & 1/185 SWANSTON ST (N)



Description: single storey detached dwelling in a Postwar architectural style, setback 2-5m from the street. Wall construction of face brick with a hipped roof form.

Integrity: this block was subdivided into four and redeveloped c1980s, when a previous early residence was likely demolished.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form, vertical format windows.

GROUP 3. SWANSTON ST SOUTH 4 OF 7

187 SWANSTON STREET (D)



Description: a single storey detached dwelling in a late Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form of iron tile (?).

Integrity: the primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – verandah roof replaced, awnings added, chimneys removed.

Assessed heritage value: overall the primary building and landscaping make a moderate contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stacks, window and door layout & materials, aspects of its exterior detailing including eave brackets and gable panel (originally louvred?), picket front fence, garden tree, street tree.

189 SWANSTON STREET (D)



Description: a single storey detached dwelling in a late Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form of iron tile (?).

Integrity: the primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – verandah partly enclosed.

Assessed heritage value: overall the primary building and landscaping make a moderate contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stacks, window and door layout & materials, aspects of its exterior detailing including verandah fretwork (possibly repro?), picket front fence.

191 SWANSTON STREET (N)



Description: a single storey detached dwelling in a Postwar architectural style drawing upon historical clues, setback 2-5m from the street. Wall construction of weatherboard with a shallow-pitched hipped roof form.

Integrity: streetview shows this house as a bare stud frame in2018, when a previous early residence was either demolished or rebuilt to a new appearance.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form, low timber front fence, street tree.

193 SWANSTON STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, stained glass, aspects of its exterior joinery including panelling & louvre vent on the gables, window hood, picket front fence, garden trees.

GROUP 3. SWANSTON ST SOUTH 5 OF 7

195 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Federation architectural style, setback 2-5m from the street.

Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stacks, window and door layout & materials, aspects of its exterior detailing including eave brackets, picket front fence, street tree.

197 SWANSTON STREET



Description: two storey detached dwelling in a Postwar architectural style with Federation cues, setback 2-5m from the street. Wall construction of weatherboard with a gabled roof form.

Integrity: the primary building has been subject to a major rebuild in 2015 that transformed it from a simple one- storey hipped roof with verandah structure.

Assessed heritage value: overall the primary building and landscaping make a minor contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its wall cladding, window and door materials, aspects of its exterior detailing including verandah fretwork, picket front fence.

199 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Federation architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior detailing including finial to gable, window hood, picket front fence, garden tree.

(Fyans Rd adjoining properties)

GROUP 3. SWANSTON ST SOUTH 6 OF 7

190 SWANSTON STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a side garage addition and a possibly-latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including paired verandah posts & brackets, window hood, gable brackets/projection, exposed rafters, picket front fence, street tree.

188 SWANSTON STREET (N)



Description: a two storey detached architectural style drawing upon some Federation visual cues, setback 2-5m from the street. Wall construction of face brick masonry with a hip and gable roof form.

Integrity: the original residence has been demolished and replaced by new development that partly complement the character attributes of the area.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary detachment, form and setback.

Significant character attributes include: complementary setback of the primary building from the street, presence of verandah/porch, roof form, vertical format windows. Low & transparent front fence, street tree.

184 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stack, window and door layout & materials, aspects of its exterior detailing including iron lacework, window hood, picket front fence, garden tree.

178 SWANSTON STREET (N)



Description: a single storey corner shop with attached residence, likely was originally in a Federation architectural style, situated with 0m setback. Wall construction is mix of painted brick & weatherboard, originally a hipped roof form of face brick, now a parapet roof form to shop.

Integrity: the primary building has been subject to major alterations that have effected its significant character – a small shop at the corner has been doubled in size to the north, and wrapped in a brick and parapeted form of a modern shopfront in the late C20th.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, although the residence, possibly early shop also, may be intact behind.

Significant character attributes include: residence only - scale/height, roof for cladding, exposed rafters.

GROUP 3. SWANSTON ST SOUTH 7 OF 7

174 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with loss of chimney stacks, possible simplification of the verandah and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a moderate contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, picket front fence, street tree.

170 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, side carport addition, possible change to verandah roof and removal of front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior detailing including panelled gable, window hood, street tree.

164 SWANSTON STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior detailing including masonry columns with projecting face brick features, window hood, gable panelling & brackets/projection, fascia end half-arrow, picket front fence, street tree.

(Foster St)

GROUP 4. FOSTER ST WEST 1 OF 5

24 FOSTER STREET (D)



Description: single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form. This is one of a cluster of 4x Interwar Houses in an older area

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a latter low brick front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including stucco(?) panelling on the gables, window hood on main gable, exposed rafters at eaves, brick/timber verandah posts, low front fence, garden & street trees.

22 FOSTER STREET (D)



Description: single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form. This is one of a cluster of 4x Interwar Houses in an older area

Integrity: the primary building is substantially unchanged from its early or significant character/form, and a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stack, aspects of its exterior joinery including stucco panelling on the gables, window hood on main gable, exposed rafters at eaves, brick/timber verandah posts, low/translucent front fence, street tree.

20 FOSTER STREET (D)



Description: single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form. This is one of a cluster of 4x Interwar Houses in an older area

Integrity: the primary building is substantially unchanged from its early or significant character/form, postwar low brick front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stack, aspects of its exterior joinery including stucco panelling on the gables, window hood on main gable, exposed rafters at eaves, brick/timber verandah posts, low front fence height.

18 FOSTER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form. This is one of a cluster of 4x Interwar Houses.

Integrity: the primary building is substantially unchanged from its early or significant character/form, latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stack, aspects of its exterior joinery including stucco panelling & louvred vent on the gable, vertical pickets over porch, window hood on main gable, exposed rafters at eaves, brick/timber verandah posts, low front fence, street tree.

GROUP 4. FOSTER ST WEST 2 OF 5

16 FOSTER STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of rendered masonry with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete addition at rear, possible alteration of the stuccoed gable and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior detailing including the iron lacework & posts on the verandah/porch, the timber fretwork on the gable barge boards, stucco panelling on the gable window hood & timber brackets, transparent front

14 FOSTER STREET (N)



Description: a single storey detached dwelling in a Postwar architectural style, setback 2-5m from the street. Wall construction of rendered masonry with a hipped roof form.

Integrity: the original residence has been demolished and replaced by new development that broadly complements the character attributes of the area except for the high brick wall across the front boundary.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback. The high brick wall detracts from the streetscape.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, roof form.

12 FOSTER STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of rendered masonry with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear, and relatively unsympathetic high brick wall across the front boundary.

Assessed heritage value: overall the primary building and landscaping make a modest contribution to the significant character of the area, the front brick wall being the key limitation – detracting from the streetscape.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior detailing including the verandah posts.

2/10 FOSTER STREET (N)



Description: a single storey conjoined dwelling in a Postwar architectural style drawing upon some-Victorian visual cues, setback 2-5m from the street. Wall construction of face brick masonry with a hipped roof form.

Integrity: the original residence has been demolished and replaced by new development that broadly complements the character attributes of the area.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, low & partially transparent front fence, street tree.ee.

GROUP 4. FOSTER ST WEST 3 OF 5

1/10 FOSTER STREET (N)



Description: a single storey conjoined dwelling in a Postwar architectural style drawing upon some-Victorian visual cues, setback 2-5m from the street. Wall construction of face brick masonry with a hipped roof form.

Integrity: the original residence has been demolished and replaced by new development that broadly complements the character attributes of the area.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, low & partially transparent front fence, street tree.

8 FOSTER STREET (D)



Description: a single storey detached dwelling in a Federation architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large/unseen rear addition and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stack, window and door layout & materials, aspects of its exterior joinery including fretwork & post along the verandah, window hood on main gable with sculpted fascia and brackets, front fence, garden tree, street tree.

4-6 FOSTER STREET (D)



Description: a single storey detached dwelling in a (predominantly) Victorian architectural style, nil setback from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of porch with convex/barrel roof, its architectural style, its wall & roof cladding, chimney stack, window and door layout & materials, aspects of its exterior joinery including arched-sash windows and turned verandah post, street trees.

GROUP 4. FOSTER ST WEST 4 OF 5

5 FOSTER STREET (D)



Description: a single storey detached dwelling in a late Federation architectural style c1920, setback 2-5m from the street. Wall construction of fibre cement sheet weatherboard with a hip and gable roof form. This is one of a mirrored pair with minor detail differences.

Integrity: the primary building has been subject to minor alterations that either do not diminish its character or can be easily reversed, with a relatively discrete two storey addition aside from an attic balcony.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including stucco panelling on the gables, fretwork along the verandah, low brick front fence.

7 FOSTER STREET (D)



Description: single storey detached dwelling in a late Federation architectural style c1920, setback 2-5m from the street. Wall construction of fibre cement sheet weatherboard with a hip and gable roof form. This is one of a mirrored pair with minor detail differences.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a latter low brick front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, window hood, aspects of its exterior joinery including fretwork on the gables, window hood and along the verandah, low brick front fence.

9 FOSTER STREET (N)



Description: single storey detached dwelling in a Federation (?) architectural style with postwar alterations, setback 2-5m from the street. Wall construction of vertical timber & weatherboards on façade, stucco or rendered masonry(?) elsewhere, with a hip and gable roof form.

Integrity: the primary building has been subject to major alterations that have effected its significant character but could be reversed, with front verandah being enclosed, façade reclad in vertical board. aluminium windows & awnings fitted, low brick wall added along front boundary.

Assessed heritage value: overall the primary building and landscaping make a minor contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form.

11 FOSTER STREET (D)



Description: single storey detached dwelling in a Federation (?) architectural style with postwar alterations, setback 2-5m from the street. Wall construction of vertical timber & weatherboards, with a hip and gable roof form.

Integrity: the primary building has been subject to minor alterations that either do not diminish its character or can be easily reversed, changes to the porch construction and enlarged front windows, low brick wall added along front boundary.

Assessed heritage value: overall the primary building and landscaping make a minor contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, aspects of its exterior joinery including eaves brackets & panelling, sculpted gable barge boards and fascias, low brick front fence, street tree.

GROUP 4. FOSTER ST WEST 5 OF 5

13 FOSTER STREET (D)



Description: a single storey conjoined dwelling in a Postwar architectural style drawing upon some-Victorian visual cues, setback 2-5m from the street.

Wall construction of face brick masonry with a hipped roof form.

Integrity: the original residence has been demolished and replaced by new development that broadly complements the character attributes of the area.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, low & partially transparent front fence, street tree.

17 FOSTER STREET (D)



Description: single storey detached dwelling in a Federation architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large/unseen rear addition and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stack, window and door layout & materials, aspects of its exterior joinery including fretwork & post along the verandah, window hood on main gable with sculpted fascia and brackets, front fence, garden tree, street tree.

19 FOSTER STREET (D)



Description: a single storey detached dwelling in a (predominantly) Victorian architectural style, nil setback from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of porch with convex/barrel roof, its architectural style, its wall & roof cladding, chimney stack, window and door layout & materials, aspects of its exterior joinery including arched-sash windows and turned verandah post, street trees.

(248 Yarra St – within GROUP 1)

GROUP 5: FOSTER ST CENTRAL 1 OF 3

23 FOSTER STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, nil setback from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete addition to the rear, and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stack, aspects of its exterior detailing including the iron lacework on the verandah/porch, front fence, street tree.

25 FOSTER STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete addition to the rear, and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stack, aspects of its exterior detailing including the iron lacework on the verandah/porch, timber eaves brackets, front fence.

27 FOSTER STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed. With a discrete addition to the rear, and post war reconstruction of the verandah to a simpler, flatter design, and postwar low brick wall along front boundary.

Assessed heritage value: overall the primary building and landscaping make a modest contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior detailing including timber eaves brackets, low front boundary wall/fence.

29 FOSTER STREET (N)



Description: a single storey detached dwelling as a reproduction of a Federation architectural style, setback 2-5m from the street. Wall construction of face brick masonry with a hip and gable roof form.

Integrity: the original residence appears to have been demolished and replaced by new development that complements the character attributes of the area.

Assessed heritage value: overall the primary building and landscaping make a minor contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including reproduction fretwork along the verandah, window hood on main gable panelling, front fence, garden trees, street tree.

GROUP 5: FOSTER ST CENTRAL 2 OF 3

31 FOSTER STREET (D)



Description: a single storey detached dwelling as a reproduction of a Federation architectural style, setback 2-5m from the street. Wall construction of face brick masonry with a hipped roof form.

Integrity: the original residence appears to have been demolished and replaced by new development that complements the character attributes of the area.

Assessed heritage value: overall the primary building and landscaping make a modest contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including reproduction fretwork along the verandah, window hood on main gable with gable panelling, front fence, garden trees.

33 FOSTER STREET (D)



Description: a single storey detached dwelling in a reproduction of a Federation architectural style, setback 2-5m from the street. Wall construction of weatherboard masonry with a hip and gable roof form.

Integrity: uncertain due to screening; appears the original residence appears to have been demolished and replaced by new development that complements the character attributes of the area.

Assessed heritage value: overall the primary building and landscaping make a modest contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including gable panelling, front fence, garden trees, street tree.

35 FOSTER STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete two-storey addition at rear and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior detailing including the iron lacework on the verandah/porch, timber eaves brackets and panelling, front fence.

37 FOSTER STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete addition at rear, possible changes to the verandah including removal of lace or fretwork.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior detailing including the verandah posts, timber eaves brackets and panelling, front fence

GROUP 5: FOSTER ST CENTRAL 3 OF 3

39 FOSTER STREET (D)



Description: single storey detached dwelling in a Federation architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large/unseen rear addition and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stack, window and door layout & materials, aspects of its exterior joinery including fretwork & post along the verandah, window hood, exposed rafters front fence, garden tree, street tree.

41 FOSTER STREET (D)



Description: a single storey detached dwelling in a Federation architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stack, window and door layout & materials, aspects of its exterior joinery including fretwork & post along the verandah, window hood, gable panelling, exposed rafters, front fence.

43 FOSTER ST (D)



Description: single storey detached dwelling in a Federation architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete two storey addition to the rear and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including fretwork along the verandah, window hoods and brackets, front fence.

(Lane)

GROUP 6: FOSTER & BALLIANG STS EAST 1 OF 11

92 FOSTER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, aside from a modern solid timber front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, leadlighting, hooded bay window, aspects of its exterior joinery including panelling on the and louvre vent on the gables, moulded masonry verandah columns, street tree.

90 FOSTER STREET (N)



Description: a single storey detached dwelling in a Postwar architectural style, setback 5-10m from the street. Wall construction of face brick with a skillion/flat roof form.

Integrity: this block was redeveloped c1980s, when a previous early residence was likely demolished.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale and setback.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, low semi-transparent front fence, garden tree, street tree.

88 FOSTER STREET (D)



Description: a single storey semi-detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a very large yet discrete addition at rear and a rigid wire front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area, and this is a very rare example of a semi-detached Victorian dwelling in South Geelong.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior detailing including the iron & lacework on the verandah, low transparent front fence.

86 FOSTER STREET (D)



Description: a single storey semi-detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete addition at rear and the verandah being rebuilt in a simpler form without iron posts or lacework.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area, and this is a very rare example of a semi-detached Victorian dwelling in South Geelong.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, picket front fence.

GROUP 6. FOSTER & BALLIANG STS EAST 2 OF 11

84 FOSTER STREET (D)



Description: a single storey detached dwelling in Interwar architectural style with art nouveau cues, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form; aside from a mid-late C20th timber rail fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, leadlighting, aspects of its exterior joinery including paired verandah posts and brackets, street tree.

82 FOSTER STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, aside from the verandah appearing to have been simplified with any decorative lacework or fretwork removed.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior detailing including the eaves brackets and panelling, picket front fence, street tree.

80 FOSTER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form. Possibly the same original design as nearby 76 Foster.

Integrity: the primary building is substantially unchanged from its early or significant character/form, aside from latter/complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, leadlighting, squared bay window, aspects of its exterior joinery including post brackets, low semi-transparent front fence, street tree.

78 FOSTER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition, a gabled window hood replacing the flat original, fretwork added to the porch and a latter/ complementary front fence (c2018).

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, leadlighting, aspects of its exterior joinery including shingle-style panelling on the gable, presence of a window hood, low semi transparent front fence, street tree.

GROUP 6. FOSTER & BALLIANG STS EAST 3 OF 11

76 FOSTER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form. Possibly the same original design as nearby 80 Foster.

Integrity: the primary building has been subject to moderate alterations that have effected its significant character but could be easily reversed –the front verandah has been partially enclosed, the front window back on the original façade has been enlarged.

Assessed heritage value: overall the primary building and landscaping make a minor contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its wall & roof cladding, side window hood, low semi-transparent front fence..

74 FOSTER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and cantilevered side awning roof, and a modern solid timber front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including panelling and louver vents on the gables, low semi-transparent front fence.

72A FOSTER STREET



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large/unseen rear addition and latter but complementary rigid wire front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including stucco gable panels and iron lacework along the verandah, window hood, , front fence, low transparent front fence, street tree.

72 FOSTER STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – removal of the front verandah; it also has a discrete two-storey addition at rear and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping should make a major contribution to the significant character of the area – when current works complete and assuming the front verandah will be reinstated.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior detailing including the eaves bracket and panelling, low semi-transparent front fence.

GROUP 6. FOSTER & BALLIANG STS EAST 4 OF 11

70 FOSTER STREET (D)



Description: a single storey detached dwelling in a Federation architectural style with Art Nouveau cues, setback 2- 5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete addition at rear and likely simplification of the front verandah with lacework/fretwork/brackets removed.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior detailing including the window hood & brackets, eaves brackets and panelling, gable finial , picket front fence.

68 FOSTER STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete addition at rear.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stack, aspects of its exterior detailing including the iron lacework on the verandah, picket front fence.

1/66 FOSTER STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with likely simplification of the front verandah with lacework/fretwork/brackets removed; the property has been subdivided and two reasonably discrete two storey dwellings added at the rear (Lot 2 & 3 of no heritage interest).

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior detailing including eaves brackets & panelling, picket front fence.

1/64 FOSTER STREET (N)



Description: a single storey detached dwelling in a Postwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: this block was redeveloped c1980s, when a previous early residence was likely demolished.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form, presence of front porch.

GROUP 6. FOSTER & BALLIANG STS EAST 3 OF 11

57 BALLIANG STREET (N)



Description: a single storey detached dwelling in a Postwar architectural style with Interwar cues, setback 2-5m from the street. Wall construction of face brick with a gable roof form.

Integrity: this block was redeveloped c1990s, when a previous early residence was likely demolished.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, picket front fence.

59 BALLIANG STREET (D)



Description: single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building has been subject to moderate alterations that have effected its significant character but could be easily reversed –the front verandah has been replaced, larger modern-design front windows installed and a horizontal timber rail front fence added.

Assessed heritage value: overall the primary building and landscaping make a minor contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, aspects of its exterior joinery including stucco panelling on the gables, gable flaring with bracket, low semi-transparent front fence.

61 BALLIANG STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of full width verandah, its architectural style, its wall & roof cladding, window and door layout & materials, bay window, leadlighting, aspects of its exterior joinery including shingle & stucco panelling on the gables, gable flaring with brackets, exposed rafters, masonry & concrete pillar verandah supports, picket front fence.

63 BALLIANG STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, window hood, aspects of its exterior joinery including shingle & stucco panelling on the gables, gable flaring with brackets, exposed rafters, masonry & timber verandah posts, picket front fence.

GROUP 6. FOSTER & BALLIANG STS EAST 6 OF 11

65 BALLIANG STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with likely simplification of the front verandah with lacework/fretwork/brackets removed.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior detailing including the gable head bracket, window hoods, picket front fence.

67 BALLIANG STREET (D)



Description: a single storey detached dwelling in a Federation architectural style, setback 5-10m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, aside from the absence of a front fence.

Assessed heritage value: overall the primary building and landscaping make a moderate contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, wall & roof cladding, chimney stack, window and door layout & materials, aspects of its exterior joinery including fretwork along verandah, street tree.

69 BALLIANG STREET (D)



Description: a single storey detached dwelling in a Federation architectural style with Art Nouveau cues, setback 5-10m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large/unseen rear addition and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, wall & roof cladding, chimney stacks, window and door layout & materials, aspects of its exterior joinery including fretwork along verandah, articulated red brick verandah wall, eave brackets, window hood, picket front fence, garden trees.

71 BALLIANG STREET (N)



Description: a single storey detached dwelling in a Postwar architectural style with Victorian cues, setback 2-5m from the street. Wall construction of face brick with a gable roof form.

Integrity: this block was redeveloped c1990s, when a previous early residence was likely demolished.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form, vertical format windows low transparent front fence.

GROUP 6. FOSTER & BALLIANG STS EAST 7 OF 11

73 BALLIANG STREET (D)



Description: a single storey detached dwelling in a Federation architectural style with Art Nouveau cues, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large/unseen rear addition and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, wall & roof cladding, chimney stacks, window and door layout & materials, aspects of its exterior joinery including fretwork along verandah, articulated red brick verandah wall, eave brackets, window hood, picket front fence, garden trees, street tree.

75 BALLIANG STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form of iron tile (?).

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete addition at rear and low brick wall along the front boundary.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stack, aspects of its exterior detailing including the iron lacework on the verandah/porch, timber eaves brackets and panelling, street tree.

77 BALLIANG STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with likely simplification of the front verandah with lacework/fretwork/brackets removed.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior detailing including the eaves brackets and panelling, side window hood, picket front fence.

79 BALLIANG STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear and low metal deck fence along the front boundary.

Assessed heritage value: overall the primary building and landscaping should make a major contribution to the significant character of the area – when current works complete and assuming the front verandah will be reinstated.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stack, aspects of its exterior detailing including the eaves brackets, street tree.

GROUP 6. FOSTER & BALLIANG STS EAST 8 OF 11

81 BALLIANG STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stack, aspects of its exterior detailing including the turned posts (?) & iron lacework on the verandah, timber eaves brackets and panelling, picket front fence, street tree.

83 BALLIANG STREET



Description: a single storey detached dwelling in a Federation architectural style with Art Nouveau cues, setback 2- 5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large/unseen rear addition and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, wall & roof cladding, chimney stack, window and door layout & materials, aspects of its exterior joinery including verandah brackets, picket front fence.

85 BALLIANG STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including stucco panelling on the gable, gable flaring with bracket, presence of a window hood, picket front fence.

(Lane)

GROUP 6. FOSTER & BALLIANG STS EAST 9 OF 11

82-84 BALLIANG STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear and latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior detailing including the iron posts and lacework along the verandah, side window hoods, low semi-transparent front fence, street tree.

80 BALLIANG STREET (D)



Description: a single storey detached dwelling in a Federation architectural style with Art Nouveau cues, setback 5- 10m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large/unseen rear addition and latter/ complementary rigid wire front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, wall & roof cladding, chimney stacks, window and door layout & materials, aspects of its exterior joinery including projecting stucco gable & finial, eave brackets & panelling, turned posts & brackets to verandah, eave brackets, window hood & brackets, low transparent front fence, garden trees.

78 BALLIANG STREET



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building has been subject to minor alterations that have effected its significant character but could be easily reversed – replacement of front windows and doors with large aluminium-framed items.

Assessed heritage value: overall the primary building and landscaping make a minor contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stack, aspects of its exterior joinery including masonry columns with projecting face brick features, gable flaring with brackets, picket front fence.

76 BALLIANG STREET (D)



Description: a single storey detached dwelling in a basic architectural style – probably Federation or late Victorian, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – the verandah has been rebuilt, drawing in both Victorian & Federation cues; also having a large/unseen rear addition.

Assessed heritage value: overall the primary building and landscaping make a moderate contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stack, picket front fence, street tree.

GROUP 6. FOSTER & BALLIANG STS EAST 10 OF 11

74 BALLIANG STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large yet discrete rear addition and modern yet complementary fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, hooded bay window, aspects of its exterior joinery including gable flaring with louvre vent, exposed timber verandah post with brackets, picket front fence.

1/72 BALLIANG STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, whilst the property has been subdivided and a second discrete dwelling added at the rear (Lot 2 of no heritage interest).

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, window hood, aspects of its exterior joinery including projecting stucco gable panel and louvre vents, exposed rafters, picket front fence, garden trees, street tree.

70 BALLIANG STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, aside from a modern yet complementary fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, window hood, aspects of its exterior joinery including flared gables with brackets and louvre vents, pared verandah posts atop masonry piers, picket front fence, garden trees, street tree.

68 BALLIANG STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a reasonably discrete rear addition and modern low brick/rough face block fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including shingle- type panelling on the gable, exposed rafters, timber verandah post with brackets, low front fence.

GROUP 6. FOSTER & BALLIANG STS EAST 11 OF 11

66 BALLIANG STREET (N)



Description: a single storey detached dwelling in a Modernist postwar architectural style, setback 10+m from the street. Wall construction of rendered brick with a skillion/ flat roof form.

Integrity: this block was redeveloped c2000s, when a previous early residence was likely demolished, and a high masonry wall was erected along the street.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, the high wall adversely impacts the streetscape.

Significant character attributes include: scale/height of the dwelling.

64 BALLIANG STREET (D)



Description: single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large yet discrete rear addition and an ungated concreted driveway.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, window hood, aspects of its exterior joinery including gable flaring and brackets, paired timber verandah post with brackets, picket front fence.

62 BALLIANG STREET (N)



Description: two storey detached dwelling in a Postwar architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: this block was redeveloped c1990s, when a previous early residence was likely demolished.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining complementary form and setback, the height of the development in close proximity to the front boundary adversely impacts the streetscape.

Significant character attributes include: complementary setback of the of the primary building from the street, roof forms, picket front fence.

60 BALLIANG STREET (N)



Description: a single storey detached dwelling in a Postwar architectural style with Victorian cues, setback 2-5m from the street. Wall construction of face brick with a gable roof form.

Integrity: this block was redeveloped c1990s, when a previous early residence was likely demolished.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form, vertical format windows, low semi-transparent front fence.

GROUP 7. FOSTER ST RESERVE 1 OF 1

Bellerine St adjoins)

FOSTER STREET RESERVE (D)



Description: 5743m2 public parkland; level grassed area with native tree spp (primarily melaleuca/paperbarks) around perimeter and a 17 x 10m tanbark playground area with numerous items of equipment.

Integrity: public open space substantially unchanged from the original subdivision,

Assessed heritage value: overall the open space and mature trees make a major contribution to the significant character of the area, originally part of a larger railway reserve.

Significant character attributes include: landscaped public open space accommodating passive recreation and child playground activities; George Trickey memorial playground.

162 SWANSTON STREET – RAILWAY GATEKEEPERS COTTAGE (D)



Description: single storey detached dwelling in a Federation architectural style, setback 5-10m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area, and is of individual significance as early railways infrastructure.

Significant character attributes include: proximity and visual link to Yarra St rail crossing; complementary setback of the primary building from the street, scale/height, roof form, architectural style, wall & roof cladding, chimney stack, window a and door layout & materials, front fence.

(Swanston St rail crossing adjoins)

GROUP 8. SWANSTON ST CENTRAL 1 OF 4

131 SWANSTON STREET (D)



Description a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form. One of a cluster of 3x Interwar Houses.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and latter brick front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stack, aspects of its exterior joinery including panelling on the gables, window hood, timber verandah posts & ballustrade, low front fence, street tree.

133 SWANSTON STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form. One of a cluster of 3x Interwar Houses, a mirrored pair with 135 Swanston.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including panelling & louvred vents on the gables, window hood, masonry & timber verandah posts, picket front fence.

135 SWANSTON STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form. One of a cluster of 3x Interwar Houses, a mirrored pair with 133 Swanston.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stack, aspects of its exterior joinery including panelling & louvred vents on the gables, window hood, masonry & timber verandah posts, front fence, street tree.

137 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form. Possibly 1 of a row of 3 or 4 matching designs.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large and reasonably discrete addition at rear, enlarged front windows (?).

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior detailing including the iron lacework window, picket front fence, street tree.

GROUP 8. SWANSTON ST CENTRAL 2 OF 4

139 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form. Appears to be 1 of a row of 3-4 matching/similar designs.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete addition at rear, possibly larger windows.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, large weatherboards (possibly to resemble ashlar stone?) window and door layout & materials, chimney stack, aspects of its exterior detailing including the iron lacework, eaves brackets & panelling, picket front fence.

141 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form. Appears to be 1 of a row of 3-4 matching/similar designs.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete addition at rear.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, large weatherboards (possibly to resemble ashlar stone?) window and door layout & materials, aspects of its exterior detailing including the iron lacework, eaves brackets & panelling, picket front fence.

143 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form. Appears to be 1 of a row of 3-4 matching/similar designs.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete addition at rear, simplified verandah with removed lacework.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, large weatherboards (possibly to resemble ashlar stone?) window and door layout & materials, chimney stack, aspects of its exterior detailing including eaves brackets & panelling, picket front fence.

145 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style with art nouveau cues, setback 0- 2m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete addition at rear, larger windows and flat verandah roof could be early change but likely original;.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stack, aspects of its exterior detailing including the verandah brackets and flat iron tile roof, picket front fence, street tree.

GROUP 8. SWANSTON ST CENTRAL 3 OF 4

147 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior detailing including turned verandah posts and iron lacework, eaves brackets & panelling, picket front fence.

149 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stack, window and door layout & materials, aspects of its exterior detailing including verandah posts and iron lacework, eaves brackets & panelling, picket front fence, street tree.

151 SWANSTON STREET (D)



Description: a single storey detached dwelling in a late Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hip and gable roof form of iron tile (?).

Integrity: the primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – verandah roof replaced and front window enlarged in mid C20th.

Assessed heritage value: overall the primary building and landscaping make a moderate contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stack, window and door materials, aspects of its exterior detailing including eave brackets and panelling, picket front fence.

153 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stack, window and door layout & materials, aspects of its exterior detailing including turned verandah posts and iron lacework, eaves brackets & panelling, picket front fence, street tree.

GROUP 8. SWANSTON ST CENTRAL 4 OF 4

155 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Postwar (c1940s-50s) architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition.

Assessed heritage value: overall the primary building and landscaping make a moderate contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its triple-hip roof form, presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior detailing including flat porch roof with ornament iron rail support, front fence.

157 SWANSTON STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, multiple ornate chimney stacks, window and door layout & materials, aspects of its exterior detailing including verandah posts and iron lacework, eaves brackets & panelling, picket front fence, street tree.

159 SWANSTON STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and a latter but reasonably complementary brick front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stack, aspects of its exterior joinery including panelling on the gables, window hood, timber verandah posts, low front fence, garden & street tree.

(Carr St & railway line adjoins)

GROUP 9. VERNER ST EAST 1 OF 8

117 VERNER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form..

Integrity: the primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed, including replacement of timber windows with aluminium sliding units and a discrete rear addition.

Assessed heritage value: overall the primary building and landscaping make a minor contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout, chimney stack, aspects of its exterior joinery including panelling on the gables, exposed rafters, window hood, paired timber verandah posts, front fence, garden tree.

119 VERNER STREET (D)



Description: a two storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building has been subject to major alterations that substantially change its scale & layout but complement its significant character, with a two storey rear addition and attached front carport.

Assessed heritage value: overall the primary building and landscaping make a moderate contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its multi-gabled roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including panelling on the gables, stained glass windows, front fence, street tree.

121 VERNER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form; the absence of a front fence & chimney stacks the only notable change.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, leadlighting, aspects of its exterior joinery including panelling on the gables, window hood, exposed rafters, masonry & timber verandah posts, street tree.

123 VERNER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and a latter but reasonably complementary brick front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, leadlighting, aspects of its exterior joinery including panelling & brackets on the gables, window hood, exposed rafters, masonry & timber verandah posts & brackets, low front fence, garden & street tree.

GROUP 9. VERNER ST EAST 2 OF 8

125 VERNER STREET (N)



Description: a single storey detached dwelling in a 2019 reproduction façade of Federation style, setback 2-5m from the street. Wall construction of face brick masonry with a hip and gable roof form.

Integrity: the original residence has been demolished and replaced by new development that complements the character attributes of the area.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, partially transparent front fence.

127 VERNER STREET (NON-C)



Description: a single storey detached dwelling in a Postwar architectural style drawing upon some Federation visual cues, setback 2-5m from the street.

Wall construction of face brick masonry with a hip and gable roof form.

Integrity: the original residence has been demolished and replaced by new development that broadly complements the character attributes of the area.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, window hoods, low & partially transparent front fence.

129 VERNER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and a latter but reasonably complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, leadlighting, aspects of its exterior joinery including panelling on the gables, exposed rafters, paired timber verandah posts & brackets, low & partially front fence, garden & street tree.

131 VERNER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed, including garage addition at side, new column supports to front porch, a discrete rear addition and a solid panelled front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including panelling on the gable, window hood, garden tree/s.

GROUP 9. VERNER ST EAST 3 OF 8

133 VERNER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stack, aspects of its exterior joinery including panelling & louvred vent on the gable, window hood, exposed rafters, masonry & paired timber verandah posts & brackets, low front fence.

135 VERNER STREET (D)



Description: predominantly a single storey detached dwelling in an Interwar architectural style setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building has been subject to major alterations that substantially change its scale but complement its significant character, with a two storey rear addition and what appears to be Federation-inspired verandah fretwork and window hood, plus a latter/complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a moderate contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stack, aspects of its exterior joinery including panelling on the gable, verandah posts & brackets, low front fence, garden & street tree.

137 VERNER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form; albeit the front porch has been rebuilt in concrete with a new balustrade and it has a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including panelling on the gables, exposed rafters, paired timber verandah posts, low & transparent front fence, street tree.

139 VERNER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form..

Integrity: the primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed, including replacement of timber windows with aluminium sliding units and changes to guttering/fascias and downpipes.

Assessed heritage value: overall the primary building and landscaping make a minor contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout, chimney stack, aspects of its exterior joinery including panelling on the gables, masonry & timber verandah posts, front fence, street tree.

GROUP 9. VERNER ST EAST 4 OF 8

141 VERNER STREET (D)



Description: a two storey detached dwelling in an Interwar architectural style setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building has been subject to major alterations that substantially change its scale & layout but broadly complement its significant character, with a two storey addition and a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a minor contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, the lower twin gabled roof form and presence of verandah/porch, remnant lower window and porch details, its architectural style, its wall & roof cladding, aspects of its exterior joinery including panelling on the gables, masonry & timber verandah posts & brackets, window hood/bay, low & transparent front fence, street trees.

(Fitzroy St)

138 FITZROY STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, stained glass, aspects of its exterior joinery including panelling on the gable, window hood, paired timber verandah posts & fretwork, exposed rafters, low front fence.

136 FITZROY STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, leadlighting, aspects of its exterior joinery including panelling on the gables, window hood, exposed rafters, timber verandah posts, low & partially transparent front fence.

GROUP 9. VERNER ST EAST 5 OF 8

134 FITZROY STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including panelling on the gable, window hood, timber verandah posts, exposed rafters, low front fence, street tree.

132 FITZROY (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, leadlighting, aspects of its exterior joinery including panelling on the gables, window hood, exposed rafters, timber verandah posts, low & partially transparent front fence, garden trees.

130 FITZROY STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, leadlighting, aspects of its exterior joinery including panelling on the gables, window hood and bench sill, masonry verandah posts, low & partially transparent front fence, street tree.

(128 FITZROY ST ADJOINS - INCLUDED IN INDIVIDUAL HO)



(128 Fitzroy St adjoins - included in individual HO)

GROUP 9. VERNER ST EAST 6 OF 8

134 VERNER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form..

Integrity: the primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed, including replacement of timber windows with aluminium sliding units, and possible addition or iron/lace (?) work to porch.

Assessed heritage value: overall the primary building and landscaping make a moderate contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout, leadlighting, aspects of its exterior joinery including paired timber verandah posts, front fence, street tree.

132 VERNER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, leadlighting, aspects of its exterior joinery including panelling on the gables, window hood, paired timber verandah posts, low & transparent front fence.

130 VERNER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of imitation brick FC sheeting with a gable roof form..

Integrity: the primary building has been subject to minor alterations that substantially change its appearance but can be easily reversed, including replacement of weatherboards with brick panelling, replacement of timber verandah posts with iron railing, replacement of windows & window hood, installation of blinds, erection of low brick front fence.

Assessed heritage value: overall the primary building and landscaping make a minor contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its roof cladding, window and door layout, low front fence.

128 VERNER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and removal of the front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stack, window and door layout & materials, aspects of its exterior joinery including panelling on the gables, window hood, paired timber & masonry verandah posts, exposed rafters.

GROUP 9. VERNER ST EAST 7 OF 8

126 VERNER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition, attached garage, plus a latter/ complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form with double- gabled façade and presence of verandah/porch, its architectural style, its wall & roof cladding, chimney stack, window and door layout & materials, leadlighting, aspects of its exterior joinery including panelling on the gables, window hood extension of verandah roof, exposed rafters, paired timber verandah posts, low & partially transparent front fence, street tree.

124 VERNER STREET (D)



Description: a two storey detached dwelling in an Interwar architectural style setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.

Integrity: the primary building has been subject to major alterations that substantially change its scale & layout but broadly complement its significant character, with a two storey addition, an attached garage and a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a minor contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, the lower twin gabled roof form and presence of verandah/porch, remnant gable & lower window & porch details, its wall & roof cladding, low & partially transparent front fence, garden trees.

122 VERNER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and a relatively high & non-transparent front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area, with the exception of the front fence.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, leadlighting, aspects of its exterior joinery including panelling and lattice vent on the gable, window hood, timber verandah posts, garden tree.

120 VERNER STREET (D)



Description: a single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and a latter but complementary porch balustrade & front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, leadlighting, aspects of its exterior joinery including panelling on the gable, window hood, timber verandah posts and fretwork, low front fence, garden tree.

GROUP 9. VERNER ST EAST 8 OF 8

59 CARR STREET – NORTH HALF (N)



Description: a single storey metal deck garage setback 2-5m from the street. [Note a reasonably intact one storey detached dwelling in a Federation architectural style & weatherboard construction fronts Carr St on the opposite side of the lot, but the Carr St streetscape has little merit and the concern with this property is its contribution to Verner St].

Integrity: the original outbuildings have been demolished and replaced by new utilitarian buildings closer to the street than nearby historical dwellings.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area.

Significant character attributes include: complementary scale.

114 VERNER STREET (N)



Description: a two storey detached dwelling in a Postwar architectural style setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the original residence has been demolished and replaced by new development that struggles to complement the character attributes of the area.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, multi- gabled roof form, wall and roof cladding, presence of verandah/ porch, low & partially transparent front fence, garden trees.

112 VERNER STREET (N)



Description: a single storey detached dwelling in a Postwar architectural style setback 2-5m from the street. Wall construction of face brick with a hipped roof form.

Integrity: the original residence has been demolished and replaced c1960 by new development that broadly complements the character attributes of the area.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, roof form, low & partially transparent front fence, garden trees.

53 CARR STREET – NORTH HALF (N)



Description: a single storey metal deck garage setback 2-5m from the street. [Note a reasonably intact one storey detached dwelling in a Federation architectural style & weatherboard construction fronts Carr St on the opposite side of the lot, but the Carr St streetscape has little merit and the concern with this property is its contribution to Verner St].

Integrity: the original outbuildings have been demolished and replaced by new utilitarian buildings closer to the street than nearby historical dwellings.

Assessed heritage value: overall the primary building and landscaping make no substantive contribution to the significant character of the area.

Significant character attributes include: complementary scale.

GROUP 10. SOUTH ST & SOUTH GEELONG PRIMARY SURROUNDS 1 OF 2

6 SCHOOL STREET (D)



Description: a single storey detached dwelling in a Interwar architectural style, setback 2-5m from the street. Wall construction of face brick masonry with a gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials including projecting windows, chimney stack, aspects of its exterior joinery including panelling/shingling of the gables, timber brackets and balustrading on the verandah/porch, eave brackets, front fence, garden trees.

4 SCHOOL STREET (D)



Description: a two storey detached dwelling in a Interwar architectural style, setback 2-5m from the street. Wall construction of face brick masonry with a gable roof form.

Integrity: the front half of the primary building is substantially unchanged from its early or significant character/form, major changes include a complementary two storey addition at the rear, an attached garage and a brick and steel front fence.

Assessed heritage value: overall the primary building and landscaping make a moderate contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials including projecting windows, chimney stack, aspects of its exterior joinery including panelling/shingling of the gables, timber fretwork on the verandah/porch, eave brackets.

2 SCHOOL STREET (D)



Description: a single storey detached dwelling in a Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.

Integrity: the primary building is (?) substantially unchanged from its early or significant character/form.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of an unusual and distinctive verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior joinery including panelling of the gables, timber fretwork on the verandah/porch, front fence, garden trees /shrubs.

(ADJOINING OUTBUILDING IS PART OF 62 KILGOUR ST – SEE NEXT ENTRY)



(Adjoining outbuilding is part of 62 Kilgour St – see next entry)

GROUP 10. SOUTH ST & SOUTH GEELONG PRIMARY SURROUNDS 2 OF 2

62 KILGOUR STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with latter but complementary fencing on both frontages.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior detailing including iron posts and lacework on the verandah/porch, eave brackets, front fence, garden trees, street tree.

60 KILGOUR STREET (D)



Description: front half of the building comprises a narrow single storey townhouse in a Victorian architectural style, setback 2-5m from the street; wall construction of weatherboard with a hipped roof form. The rear part comprises a gabled two storey weatherboard structure.

Integrity: the primary building is substantially unchanged from its early or significant character/form, albeit having a two storey addition downhill to the rear and a latter/complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a moderate contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior detailing including iron posts and lacework on the verandah/porch, front fence, garden trees.

58 KILGOUR STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form, the front wall having timber boarding imitating ashlar stonework.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior joinery detailing including moulded posts and lacework on the verandah/porch, ornate fascia board, imitation ashlar facade, front fence, garden trees, street tree.

56 KILGOUR STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form, the front wall having timber boarding imitating ashlar stonework.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence/hedge.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior joinery including timber fretwork on the verandah/porch, eave brackets and ornate fascia board, imitation ashlar facade window hoods, front fence and hedge.

GROUP 11. KILGOUR ST WEST 1 OF 2

54 KILGOUR STREET (D)



Description: a single storey unit within a villa or townhouse cluster in a Federation architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – wider windows installed (?).

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior joinery including timber fretwork on the verandah, timber front fence, garden trees & street tree.

52 KILGOUR STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior joinery including timber fretwork on the verandah/porch, eaves brackets and associated panelling, timber front fence.

50 KILGOUR STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – chimneys removed.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, aspects of its exterior joinery including timber fretwork on the verandah/porch, timber bracket on the window hoods, eaves brackets, front fence, garden trees.

48 KILGOUR STREET (D)



Description: a single storey detached dwelling in a Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard on a red brick base with a hip and gable roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials including bay window, chimney stacks, aspects of its exterior joinery including panelling/shingling of the gables, front fence of brick and iron railing.

GROUP 11. KILGOUR ST WEST 2 OF 2

46 KILGOUR STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 5-10m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a latter low, but otherwise uncomplimentary, brick fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior detailing including iron posts and lacework on the verandah/porch, eaves brackets.

44 KILGOUR STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 5-10m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a major contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior detailing including iron posts and lacework on the verandah/porch, eaves brackets and associated panelling, front fence, garden trees.

42 KILGOUR STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – a chimney appears to have been removed and possibly the verandah form has been simplified, with a latter but complementary front fence.

Assessed heritage value: overall the primary building and landscaping make a moderate contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stack, aspects of its exterior joinery including, timber fretwork on the verandah/porch, front fence.

40 KILGOUR STREET (D)



Description: a single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.

Integrity: the primary building is substantially unchanged from its early or significant character/form, with a modified or latter but complementary fence.

Assessed heritage value: overall the primary building and landscaping make a moderate contribution to the significant character of the area.

Significant character attributes include: complementary setback of the primary building from the street, scale/height, its roof form and presence of verandah/porch, its architectural style, its wall & roof cladding, window and door layout & materials, chimney stacks, aspects of its exterior joinery including timber fretwork on the verandah/porch, eaves brackets and associated panelling, front fence.

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ATTACHMENT B. EXISTING PROVISIONS WITHIN THE GREATER GEELONG PLANNING SCHEME FOR S22.32 HO1641 CITY SOUTH HERITAGE AREA

HERITAGE PLACE: CITY SOUTH HERITAGE AREA
PS REF NO: HO1641

POLICY BASIS

This Heritage Area is dominated by Victorian and Edwardian period residential development with a f commercial and public/institutional buildings. It is representative of an early phase of the historical development and expansion of Geelong, primarily within the early town boundary but also extends into the adjacent eastern and western extensions. The area is characterised by single storey timber houses, many with original decorative features, dating from the 1850s to the 1920s and includes typical examples of the Victorian, Edwardian periods and, to a lesser extent, from the Interwar period (especially the Californian Bungalow style). Single and double-fronted detached houses are found in relatively intact groups. Major roads in the area typically have double-fronted houses with generous street setbacks and separation, while in the narrower streets, houses are generally single fronted, with minimal boundary setbacks and separation and smaller allotments.

The area is enhanced by the garden setting, street planting, and wide nature strips.

OBJECTIVES

To retain the wide nature strips, street planting, generous building setbacks and garden settings.

To maintain the distinctive patterns of form and siting determined by street width, where major roads have double fronted houses with generous setbacks and separation, and narrower streets have single fronted houses with smaller setbacks, subdivisions and less separation.

To protect the intact groups of typical examples of Victorian, Edwardian and, to a lesser extent, Californian Bungalow styles predominantly single storey, detached houses.

To encourage the contemporary interpretation of traditional building design and use of materials within the area.

To encourage the use of appropriate fence types, designs and locations.

To encourage the appropriate development, form and cale of garages and/or carports.

POLICY

Where a permit is required for a proposal, it is policy to:

Promote buildings that incorporate the following design characteristics:

- Detached, single storey buildings.
- Single fronted, narrow facades or double fronted large facades.
- Hipped and/or gable roofs with a pitch between 20-35 degrees.
- Verandahs (some recessed).
- Vertical rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
- Horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
- Timber framed windows.
- Non-zincalume corrugated sheet metal roofing.
- Encourage the existing allotment configuration to be retained.
- Discourage buildings that are constructed boundary to boundary.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.
- Encourage existing and intact culturally significant Victorian, Edwardian, and Californian Bungalow places to be retained.
- Encourage building heights to be single storey and to incorporate the following:
 - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
- The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.

- The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
- The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.

Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.

Buildings, works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.



THE CITY OF
GREATER GEELONG

SOUTH GEELONG UDF

PEER REVIEW

PREPARED BY ECOLOGY & HERITAGE PARTNERS

PART 3
FEBRUARY & APRIL 2022

DOCUMENT CONTROL

Activity	Peer Review of the South Geelong Urban Design Framework
Address	South Geelong
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Project manager	Genevieve Polic
Report author(s)	Genevieve Polic
Report reviewer	Meredith Filihia
Other EHP staff	Tom Lally and Darcy Moroney
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REPORT VERSIONS	COMMENTS	COMMENTS UPDATED BY	DATE SUBMITTED
Draft v1	Draft for internal QA review	Genevieve Polic	08.07.2022
Draft v2	Draft to client for comment	Genevieve Polic	01.08.2022
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ABBREVIATIONS

ACRONYM	DESCRIPTION
Act, the	Heritage Act 2017
CHL	Commonwealth Heritage List
HIS	Heritage Impact Statement
HO	Heritage Overlay
HV	Heritage Victoria
NHL	National Heritage List
NTR	National Trust Register (Victoria)
SLV	State Library of Victoria
VHI	Victorian Heritage Inventory
VHR	Victorian Heritage Register

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1.0 INTRODUCTION

Ecology and Heritage Partners was commissioned by City of Greater Geelong Council to undertake a peer review of the South Geelong Urban Design Framework Interim Final Proposed Revision to HO1641 City South Heritage Area, February 2022. The purpose of this Peer Review is to review and critique the study to determine if the properties meet the requirements for inclusion on the Heritage Overlay.

1.1 METHODOLOGY

This report reviews the current local planning policy Clause 22.32 and compares it to the proposed revision to identify the changes and whether they are suitable for the South Geelong study area, using the Applying the Heritage Overlay as a guide (DELWP 2018; Appendix One).

1.2 LIMITATIONS

Copies of the original inner Geelong suburb heritage reviews were not accessible at the time of the production of this report; therefore, comparison between the original findings and revised findings was not possible.

As part of the critique, this report will do the following:

- Recommend changes or identify gaps in the Part 3 report;
- Recommend the inclusion or exclusion of properties from the proposed Heritage Overlay should they not meet the requirements;
- Consider whether there is the opportunity to expand HO1641 to additional areas;
- Ensure that the Part 2 report is consistent with the objectives and strategies of the existing local planning policy (Clause 22.32).
 - In the case of discrepancies, consider whether a new Heritage Overlay is required or whether the current planning policy could be amended; and
- Consider whether the current approach to heritage conservation is a reasonable approach in the South Geelong area.

A site visit was undertaken on 08 June 2022 by Genevieve Polic and Tom Lally (Archaeologists/Heritage Advisors), during which a walkthrough was undertaken throughout the area, with particular attention given to areas recommended for inclusion or exclusion in the revised HO.

Based on the site visit, the report examines all properties currently proposed for inclusion on HO1641, with comment given to any houses that do not meet the requirements and suggestions for further inclusions. This report also examines community suggestions, discussing the merit of the suggestions and potential actions that could be taken.

1.3 PROPOSAL

1.3.1 DESCRIPTION

The South Geelong Heritage Review proposes a significant expansion on the current HO1641 City South Heritage Area Overlay. The study has identified areas of expansion based on their “ability to strongly demonstrate a range of historical and aesthetic values associated with [the area’s] planning and development as a residential area over the period 1850s-1920s.”

The proposed areas are as follows:

- Nine landscaped road reserve areas associated with the 1837-8 town plan of the City known as the ‘Hoddle Grid’; and,
- An additional 193 properties, including examples of Victorian, Federation, and Interwar Bungalow architectural styles from the 1850s-1920s.

The boundaries of the proposed expansion have been defined to conserve areas with the most intact historic characteristics and avoids areas where modern development has occurred or areas which are currently subject to development pressures.

1.3.2 OBJECTIVES

The overall objective of the expanded overlay is defined as (City of Greater Geelong 2022): “To preserve the historical streetscapes, whilst allowing a modest intensification of development that makes use of the long lots and rear service lanes.”

The targeted objectives are as follows (City of Greater Geelong 2022): “The objectives in extending the existing area HO1641 is to provide increased conservation of the heritage values of South Geelong as a historical character area through:

- Incorporating intact areas of fine historical examples of Victorian, Edwardian and Interwar Housing within South Geelong, that complement those already within HO1641 and which are a defining historical character element of South Geelong;

- Incorporating those sections of the primary streets from the ‘Hoddle Grid’ adjoining areas of intact historical housing areas, which are integral to the setting of the housing and are, in their own right, also a defining historical character element of South Geelong;
- Retaining and enhancing the setting of individual heritage places of regional or local significance (those being the subject of individual heritage overlays) by incorporating adjoining areas of intact historical housing and primary ‘Hoddle Grid’ Streets.”

CITY SOUTH HERITAGE AREA (HO1641)

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2.0 CITY SOUTH HERITAGE AREA (HO1641)

2.1 COMPARISON OF CURRENT AND PROPOSED STATEMENTS OF SIGNIFICANCE

2.1.1 CURRENT STATEMENT OF SIGNIFICANCE

The subject overlay (HO1641) was first conceived in the mid-1990s, along with several other overlays around Geelong.

The goal of these overlays was to protect the heritage values within historic residential areas of Geelong. The overview given below is quoted from the South Geelong Urban Design Framework: Proposed Revision to HO1641 City South Heritage Area (2022) with the aim of establishing the current objectives and heritage values attributed to the overlay:

This Heritage Area is dominated by Victorian and Edwardian residential development and associated institutional buildings. It represents the historical development and expansion of Geelong. The area is characterised by single storey decorative timber houses dating from the 1850s to the 1920s and includes typical examples of Victorian, Edwardian and, to a lesser extent, Californian Bungalow styles. Single and double-fronted detached houses are found in relatively intact groups. Major roads in the area typically have double-fronted houses with generous street setbacks and separation, while in the narrower streets, houses are generally single fronted, with minimal boundary setbacks and separation and smaller allotments. The area is enhanced by the garden settings, street planting, and wide nature strips. The retention of streetscape features as the setting for the buildings is significant. It is historically significant as a representative embodiment of family life during the Victorian and Edwardian periods.

P1. CURRENT CITY SOUTH HERITAGE AREA (HO1641)



Figure 1. Current City South Heritage Area (HO1641)

2.1.2 PROPOSED STATEMENT OF SIGNIFICANCE

The proposed statement of significance has been prepared by Dr. David Rowe for the upcoming South Geelong Urban Design Framework (City of Greater Geelong 2022).

WHAT IS SIGNIFICANT?

The South City Heritage Area occurs between the southern edge of the Geelong Central Business District and the Fyans Road industrial estate, a residential subdivision incorporating parts of the City’s earliest town plan known as the Hoddle Grid, with streetscapes of Victorian, Federation/Edwardian and Interwar Bungalow housing of consistent scale and setback, set along broad landscaped streets, with street trees and modest gardens set behind low and semi-transparent front fences, with most vehicle access segregated to rear service lanes. Contributory buildings are identified in the attached schedule.

HOW IS IT SIGNIFICANT?

This South City Heritage Area is of local architectural, historical, aesthetic and scientific significance to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

The HO1641 South City Heritage Area is of historical cultural heritage significance for its ability to strongly demonstrate a range of historical and aesthetic values associated with its planning and development as a residential area over the period 1850s-1920s. (Criteria A, D, E) South Geelong, along with the central Geelong CBD, was defined in the earliest town plan for the City, which connected the Barwon River to Corio Bay. The hierarchal street layouts and the early lot subdivision developed by Government Surveyor Robert Hoddle and his assistant Henry Smythe during 1837-38 – the ‘Hoddle Grid’ - remain a distinctive feature of Geelong’s town planning, are well-demonstrated and predominantly intact across the South City Residential Heritage Area. (Criteria A, E, F, H) The overall urban landscape of South City Heritage Area is significant in demonstrating the early period of the City’s European settlement 1850s – 1920s including the aspirations of the working middle class residents for detached housing and ornamental front yards, albeit of modest stature, within walking distance of the CBD, and the port and riverside industrial areas. (Criteria A, D) The aesthetic values of the South City Heritage Area are particularly fine and well-recognised by the community, demonstrating such attributes as wide landscaped road reserves, the segregation of vehicle access to rear service lanes, the consistent form and scale of the residential built development, and the attractive blend of predominantly-intact Victorian, Federation and Interwar Bungalow architecture that occurs throughout. (Criteria E) As an early developmental area within the City, the South City Heritage Area possesses modest scientific value or research potential associated with early occupation and land use within the City. (Criteria C)

2.1.3 DISCUSSION

The revised statement maintains the core heritage criteria for significance that are presented within the current statement of significance (Section 2.1.1). The revised statement serves to provide a more comprehensive overview of the significance of the area and adds several key elements to be protected in future development of the area.

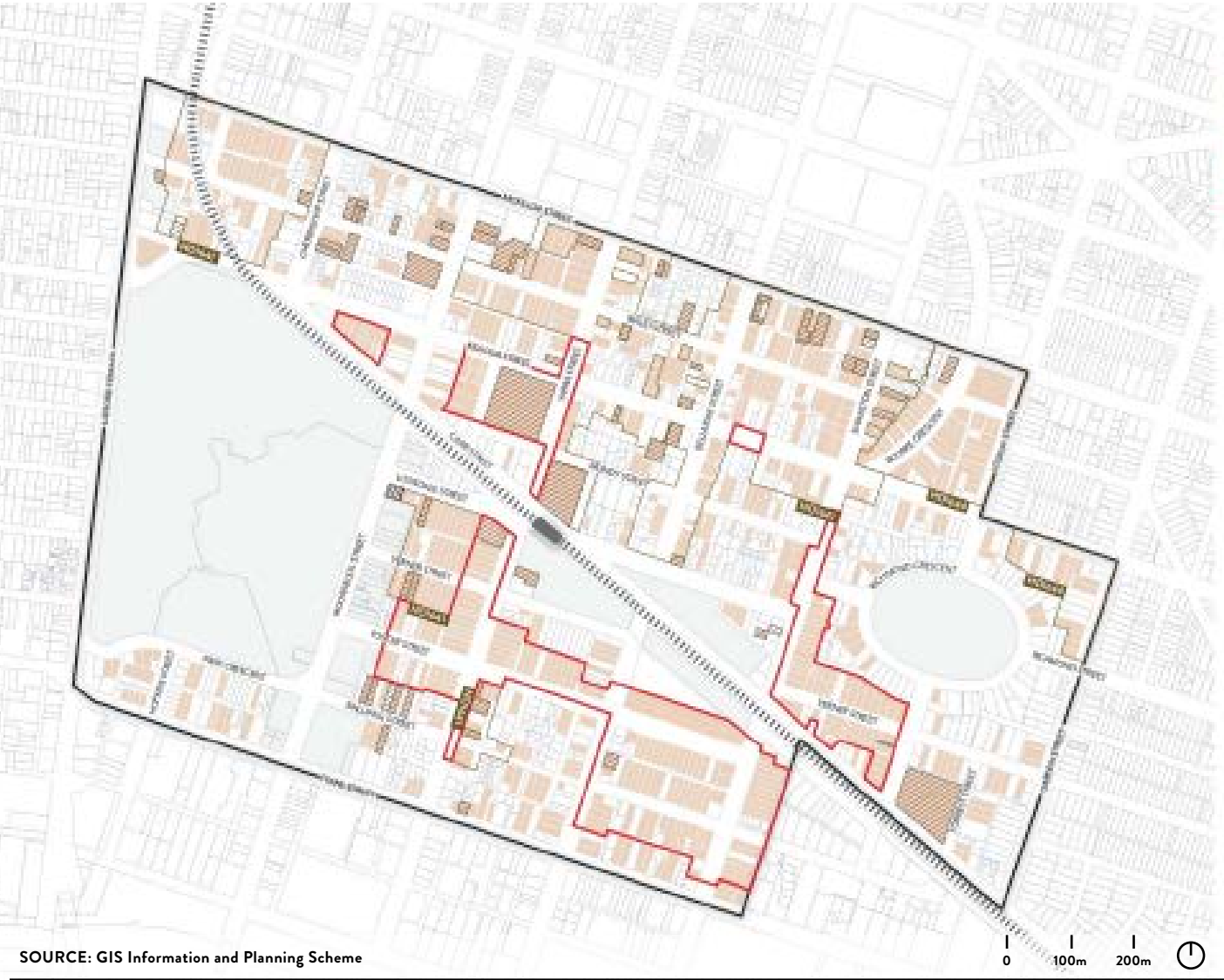
The proposed revision introduces the Hoddle Grid layout as an aspect of significance. It references the fact that the area was originally inhabited by the working middle class, which has impacted how development has occurred in the area and the architectural styles present within the area. More emphasis has been put on the Interwar architecture present within the study area as it was previously included on a “lesser extent.”

The word change from Californian Bungalow to Interwar Bungalow is significant as it provides a more inclusive description, allowing the inclusion of the Interwar properties along Verner Street. These properties do not fit into the typical “Californian Bungalow” style, but they are still excellent examples of Interwar Bungalows with most including original features and retaining their original layout and street fronts. An example of these Interwar Bungalows can be seen at 130, 132, and 134 Verner Street.

Another addition is the recognition of the service lanes as an important aesthetic value. The service lanes allow for rear vehicle access and allow the houses to retain their original street fronts and setbacks as there is no need to include a garage or car port at the front of the property.

The revised statement of significance provides a more comprehensive insight into the elements of significance within the area. Their inclusion would be beneficial to the continued character of the area. There are no elements of significance lacking within the proposed statement of significance.

P2. SOUTH GEELONG NEIGHBOURHOOD CHARACTER STUDY –
PROPOSED HERITAGE AREAS



- LEGEND
- UDF boundary
 - Trunk line
 - Existing Heritage Precinct
 - Existing Individual heritage buildings
 - Existing Contributory heritage buildings
 - Proposed heritage precincts
 - Potential Removal
 - Out of scope

Figure 2. Proposed Heritage Area

CURRENT & PROPOSED LOCAL PLANNING POLICY

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3.0 CURRENT AND PROPOSED LOCAL PLANNING POLICY

This section presents the current and proposed Local Planning Policies Clause 22.32 of the Greater Geelong Planning Scheme (DELWP 2022). Each section of 22.32 (Policy Basis, Objectives and Policy) has been presented in Tables 1-3 to allow for comparison.

3.1 CURRENT AND PROPOSED POLICY BASIS

This policy applies to all land included in the City South Heritage Area.

T1. POLICY BASIS COMPARISON

CURRENT POLICY BASIS	This Heritage Area is dominated by Victorian and Edwardian period residential development with a few commercial and public/institutional buildings. It is representative of an early phase of the historical development and expansion of Geelong, primarily within the early town boundary but also extends into the adjacent eastern and western extensions. The area is characterised by single storey timber houses, many with original decorative features, dating from the 1850s to the 1920s and includes typical examples of the Victorian, Edwardian period (especially the Californian Bungalow style). Single and double-fronted detached houses are found in relatively intact groups. Major roads in the area typically have double-fronted houses with generous street setbacks and separation, while in the narrower streets, houses are generally single fronted, with minimal boundary setbacks and separation and smaller allotments. The area is enhanced by the garden settings, street planting, and wide nature strips.
PROPOSED POLICY BASIS	This Heritage Area is dominated by its intact ‘Hoddle Grid’ hierarchal street layout and subdivision, its wide landscape streets and its particularly fine Victorian, Federation/ Edwardian and Interwar Bungalow period residential development with a few commercial and public/institutional buildings. Historically, it is representative of an early phase of the development and expansion of Geelong, primarily within the 1837-38 town boundary but also extending into the adjacent eastern and western extensions. Visually, it is characterised by closely-spaced, detached single storey houses overlooking small ornamental gardens and wide landscaped streets. The majority of houses are particularly fine examples of their period with numerous original decorative features - dating from the 1850s to the 1920s – still demonstrated. The presence of service lanes, allowing most vehicle access and accommodation to occur at the rear of properties, has been a key factor in the preservation of the historical streetscapes.

3.1.1 COMMENT ON POLICY BASIS

The proposed policy basis adds acknowledgment of the Hoddle Grid set up in Geelong, aiming to preserve the original street layout and subdivision. Interwar architecture features more prominently in the policy basis, whereas it was originally included in “to a lesser extent.” The new policy basis acknowledges the aesthetic significance like the current policy basis does however, the proposed basis also recognizes the historic significance of the area.

Service lanes have also been included in the new policy basis, an important addition as they allow for better retention of the streetscape character of the area. The importance of the corner store (commercial buildings) and the character they add to the area is also included.

3.2 CURRENT AND PROPOSED OBJECTIVES

T2. OBJECTIVES COMPARISON

CURRENT OBJECTIVES	PROPOSED OBJECTIVES
- To retain the wide nature strips, street planting, generous building setbacks and garden settings. - To maintain the distinctive patterns of form and siting determined by street width, where major roads have double fronted houses with generous setbacks and separation, and narrower streets have single fronted houses with smaller setbacks, subdivisions and less separation. - To protect the intact groups of typical examples of Victorian, Edwardian and, to a lesser extent, Californian Bungalow styles predominantly single storey, detached houses. - To encourage the contemporary interpretation of traditional building design and use of materials within the area. - To encourage the use of appropriate fence types, designs and locations. - To encourage the appropriate development, form and scale of garages and/or carports.	- To retain the wide nature strips, street planting, to retain the particularly fine and intact streetscapes of Victorian, Edwardian and Interwar Bungalow housing that prevail across the area, whilst accommodating contemporary living needs within the property. - To retain the predominant architectural characteristics and visual consistency of closely spaced, single storey detached residences of similar form and style along the main street frontages, whilst allowing more intensive yet complementary development along service lanes and minor streets. - To retain the wide landscaped road reserves whilst allowing changes to accommodate changing traffic needs and a return to non-vehicular options. - To retain and enhance the wide landscaped nature strips, street tree planting, semi-transparent front boundary fences and garden settings of the main streets. - To protect streetscapes from the visual impact of vehicle crossovers and garaging along main streets, by utilising service lanes and minor streets for vehicle access. - To encourage high quality infill development and the contemporary interpretation of traditional building design and use of materials within new construction.

3.2.1 COMMENT ON POLICY BASIS

The proposed objectives are similar to the current objectives of Clause 22.32. The proposed objectives expand upon the current objectives, providing greater acknowledgment and protection of the streetscape character in the proposed precinct.

This protection comes in the form of:

- Putting a focus on using service lanes;

- Minimising the visual impact of garages on the main street;
- Retention of wide nature strips and planting; and,
- Retention of wide landscaped road reserves.

The proposed objectives expand upon the current objectives and provide clearer, more defined objectives that the overlay aims to achieve.

3.3 CURRENT AND PROPOSED POLICY

Where a permit is required for a proposal, it is policy to:

T3. POLICY COMPARISON

CURRENT POLICY	PROPOSED POLICY
- Promote buildings that incorporate the following design characteristics: - Detached, single storey buildings. - Single fronted, narrow facades or double fronted large facades. - Hipped and/or gable roofs with a pitch between 20-35 degrees. - Verandahs (some recessed). - Vertical rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped). - Horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry). - Timber framed windows. - Non-zincalume corrugated sheet metal roofing. - Encourage the existing allotment configuration to be retained. - Discourage buildings that are constructed boundary to boundary. - Encourage the separation between buildings to be equivalent to neighbouring buildings. - Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings. - Encourage existing and intact culturally significant Victorian, Edwardian, and Californian Bungalow places to be retained.	Promote conservation of the landscape and subdivision character along primary and secondary streets: - Encourage ongoing evolution of the existing roadways to accommodate ongoing vehicle, cycle, pedestrian, etc, traffic needs and public safety. - Encourage street tree planting along nature strips or along central medians. - Encourage nature strips to be grassed or otherwise treated with soft landscaping. Hard paving may be permitted to facilitate mixed use activities at former or existing corner stores but should otherwise be discouraged. - Encourage front boundary fencing to dwellings, of an appropriate height and transparent or semi-transparent character, so as to retain visual connection between front gardens and the street. - Encourage retention of front setbacks consistent with the contributory historical building median on that street, and garden areas between dwellings and front property boundaries. - Retain the appearance of the historical allotment configuration in that street, typically being a detached dwelling extending across most, but not all, of each lot frontage. - Encourage separation between neighbouring buildings consistent with the contributory historical building median on that street; discourage buildings that are constructed side boundary to side boundary. - Encourage vehicle access to be off service lanes and minor streets when these are available. Where verge crossings have to be installed they should be kept to a single vehicle width. - Minimise hard paved areas between the street building frontages and the street; encourage any necessary hardstand for parking or the like to occur at the rear or sides of the building.

T3. POLICY COMPARISON

CURRENT POLICY	PROPOSED POLICY
• Encourage building heights to be single storey and to incorporate the following: - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line. - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it. - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings. - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it. • Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings. Buildings, works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.	• Consolidation or subdivision of the front halves of lots, typically incorporating the original houses, should be discouraged. Consolidation or subdivision of the rear halves of lots may be considered, on the provision subdivision will not cause new vehicle accommodation and verge crossings to be constructed on the street frontage. Promote conservation and appropriate adaptive reuse of the contributory historical dwellings within the area: • Encourage existing Victorian, Edwardian, and Interwar Bungalow houses to be retained with appropriate adaptation to accommodate ongoing use. • Demolition of places that are of moderate and major contributory value should not be permitted. • Encourage retention of significant character attributes and detailing, especially to exterior elements visible from the public domain. • Discourage additions or alterations to the street frontage other than works that are restoring original details or returning the building to a form closer to its original appearance. • Encourage additions or alterations that are reasonably visible from the public domain, excluding from service lanes of minor streets, to utilise a roof form and eave height, materials palette, architectural style and detailing, that complements the original style of the building, and which retains the original building's street frontage as the dominant visible feature of the property. • For additions and alterations to the rear of the original building and new buildings within the rear part of the property that are not reasonably visible from the public domain, or are visible only from service lanes or minor streets, high quality modern architectural design adaptations that complement the original style may be incorporated. • Encourage garages or carports to be provided at the rear, otherwise at the side but setback from the front facade, of any building. Any garage doors visible from the street frontage should be single width. Carport design may either match the joinery style and form of the original building or may pursue a high-quality minimalist design with a thin fascia-less or floating roof plane that minimises visual impact on the setting of the house. • Discourage painting of exterior surfaces that were originally unpainted, eg face brick.

CURRENT POLICY	PROPOSED POLICY
	• Encourage use of colour schemes on painted surfaces that are appropriate to the stylistic period of the house. Promote conservation of the wider historical architectural character of the area through incorporating appropriate design characteristics within new infill development on the front half of the original lot: • Present to the main street as a detached, single storey buildings, whilst allowing two storey additions or separate buildings upon the rear half of lots. • Present single fronted, narrow facades or double fronted large facades to the main streets • roof forms should complement the nearest the nearest contributory historical buildings, typically of a hipped, gabled or mixed form, with a pitch between 20-35 degrees. • Highest point of the roof and the eave height or the equivalent roof pitching/springing height should complement those of the nearest contributory historical buildings. • The main street façade should incorporate an entry that addresses the street within either a full width roofed verandah, or a covered or recessed porch windows should be of a rectangular vertical format (ie height substantially exceeds width) but can be grouped to form a horizontal bank. • Wall cladding should complement contributory historical buildings within the neighbouring block, typically horizontal timber weatherboards or rendered masonry, with face brick in limited areas. • Roof cladding should be corrugated sheet metal in a galvanised or bonded colour finish, avoiding dark colours and bare zincalume. • Double width verge crossings, driveways and garage doors facing the street should be discouraged. Vehicle accommodation at the rear of the new building should be encouraged. • For new infill building development that is not within the front half of a lot, there may be discretion as to side and rear setbacks, form and style provided the height does not exceed two stories and the form and massing does not detract from the character of the historical contributory buildings visible at the main street frontage.

3.3.1 POLICY COMMENTARY

The proposed revisions to the existing HO1641 Policy (Clause 22.23 of Greater Geelong LPP) present a more holistic approach to heritage in South Geelong. This is most notable in the changes which promote subdivision, second stories and extensions on the provision they are contained to the back of the lot.

This allows residents to upgrade historic homes to accommodate a more modern lifestyle but ensures that the area’s heritage streetscape character remains unaffected by these modern upgrades. South Geelong is an attractive suburb for families as it is within walking distance of several primary and secondary schools, public transportation, and the central business district of Geelong. Therefore, the proposed policy is well suited to South Geelong as it provides the ability to add additions to the houses to provide extra bedrooms, study and living areas to better accommodate families. The policy states that “high quality architectural design adaptations” are permissible; this can impede potential additions of low-quality design that would detract from the heritage characteristics of the area.

It is notable that the policy does not permit demolition of houses that are of moderate or major contributory value. Exceptional circumstances where houses are beyond reasonable repair may be encountered. In these circumstances, the framework may want to consider parameters for proving that houses are beyond repair and can be demolished to allow for the block to be used in a new development. This could include hazard reports, structural reports or conservation management plans. In rare circumstances such as these, a house that is sympathetic to the area should be allowed. Higher density occupation, such as townhouses or units, should not be allowed as they would diminish the heritage streetscape. a Service lanes have also been included in the new policy basis, an important addition as they allow for better retention of the streetscape character of the area. The importance of the corner store (commercial buildings) and the character they add to the area is also included.

3.4 CONCLUSION OF POLICY COMPARISON

With the exception of potential consideration to the allowance of demolition in exceptional circumstances discussed above in Section 3.1.1, the proposed policy changes to HO1641 provide an approach that allows for the addition of modern amenity whilst protecting the most important heritage characteristics of the area.

The ability to upgrade houses in the area is lacking in the current policy and does not sufficiently address the fact that the way of living has drastically changed since the houses were first constructed especially when considering that many of the houses around Verner Street were workers’ cottages and do not provide sufficient space for a modern family.

A greater emphasis has been placed on the Inter-War architecture within the area, providing an updated and more inclusive acknowledgement of the history of the area.

The new acknowledge of the service lanes is an important addition as their retention will allow for the streetscape character to remain relatively unchanged as car storage can be located at the rear of properties. Additionally, the street layout and subdivisions in the area have been included within the proposed policy. Both the layout and the subdivisions are important to acknowledge and protect as they are important elements in the visual appeal of the South Geelong area.

REVIEW OF PROPOSED CHANGES TO HO1641

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PLAN

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4.1 INCLUSION AND EXCLUSION IN HO1641

4.1.1 REVIEW OF PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

Table 4 lists the properties considered for inclusion in HO1641. This table directly quotes the description, integrity, and assessed heritage value from the South Geelong Urban Design Framework Interim document (2022). The column labelled recommendation contains any additional comments for consideration regarding the review. The original assessment and review comments have been provided side by side in a table to allow for easy review and comparison.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 1: YARRA STREET SOUTH				
229 Yarra Street (D)	Positioned 2-5m from the street, a single storey detached dwelling. Walls constructed of weatherboard and hipped form roof.	The primary building is largely unchanged from its original form.	The overall preservation, landscaping and design of the building make a significant contribution to the character of the area.	No additional comment.
231 Yarra Street (D)	Single storey Victorian style detached building. Set 2-5m from street. Weatherboard walls and hipped roof form.	The primary building is largely unchanged from its original form. A complimentary but likely more contemporary front yard fence has been installed.	The primary building and landscaping make a major contribution to the character of the area.	No additional comment.
233 Yarra Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard walls and hipped roof form. Set 2.5m from the street	The primary building is largely unchanged from its original form.	The primary building and landscaping make a major contribution to the character of the area.	No additional comment.
235 Yarra Street (D)	Single storey Federation/ Edwardian detached style dwelling constructed of weatherboard walls with hipped roof form. Setback 2-5m from the street.	The primary building is largely unchanged from its original form.	The primary building and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
239 Yarra Street (D)	Single storey Federation/ Edwardian style detached dwelling constructed of weatherboard with hipped roof form. Setback 2.5m from street.	The primary building is largely unchanged from its original form. Native trees planted on the property are not consistent with historic trends but compliment the house regardless.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
241 Yarra Street (D)	Single storey Federation/ Edwardian style detached corner shop with attached residence. Constructed of weatherboard to the rear of property. Panelling and shop windows to the front of property, roof of parapet form. Setback 0m from street	Primary building subject to minor (mid-20th Century) changes to shop front that do not diminish character. Less complimentary but appropriate to current use roof signage also present.	The overall condition, style and landscaping make a major contribution to the character of the area. The more recent modifications do not diminish the building's character as an example of a historic corner shop.	No additional comment.
256 Yarra Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with a hip and gable roof form. Setback 2-5 from street.	The primary building is largely unchanged from its original form.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
254 Yarra Street (D)	Single storey detached Victorian style dwelling constructed of painted brick masonry with hipped roof form. Setback 2- 5m from street	The primary building is largely unchanged from its original form. However, a contemporary but complimentary fence installed in front of property.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
248 Yarra Street(D)	Single storey detached Victorian style dwelling constructed of weatherboard with hipped roof form. Setback 2-5m from street.	The primary building is largely unchanged from its original form. However, a contemporary but complimentary fence installed in front of property.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
246 Yarra Street (D)	Single storey detached Federation style dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street	The primary building is largely unchanged from its original form.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
242 Yarra Street (D)	Single storey detached Federation style dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form. However, a contemporary but complimentary fence installed in front of property.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 1: YARRA STREET SOUTH				
240 Yarra Street (D)	Single storey Victorian style detached dwelling with post-war modifications. Constructed of weatherboard with hipped roof style. Setback 2-5m from street.	The primary building has had minor modification works that do not diminish its character: mid century front fence, porch, aluminium windows with roller shutters, chimney removed.	The overall condition, style and landscaping make a minor contribution to the character of the area.	No additional comment.
238 Yarra Street (D)	Single storey Federation/ Edwardian style detached dwelling constructed of weatherboard with hipped roof form. Setback 2-5m from street	The primary building has undergone minimal changes from its original form and character. Complimentary changes include additions to the sides and rear, veranda floor, front roof, and front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
236 Yarra Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form, with an unseen addition to the rear of the building and contemporary but complimentary fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
234 Yarra Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form, with an unseen addition to the rear of the building and contemporary but complimentary fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
232 Yarra Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area. Rear of property addresses Verner Street.	No additional comment.
230 Yarra Street (D)	Single storey Victorian style shop or office with attached residential dwelling constructed of weatherboard with hip roof style.	The primary building is largely unchanged from its original form. Minor alteration including the shopfront infilled with panelling in a frame, modern windows, and minor addition to rear of building facing Verner Street.	The overall condition, style and landscaping make a major contribution to the character of the area. Significant as an example of an intact early corner shop.	No additional comment.
228 Yarra Street (D)	Single storey federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
226 Yarra Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
224 Yarra Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
222 Yarra Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with	The primary building is largely unchanged from its original form with large but unseen modifications to	The overall condition, style and landscaping	No additional comment.
232 Yarra Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area. Rear of property addresses Verner Street.	No additional comment.
230 Yarra Street (D)	Single storey Victorian style shop or office with attached residential dwelling constructed of weatherboard with hip roof style.	The primary building is largely unchanged from its original form. Minor alteration including the shopfront infilled with panelling in a frame, modern windows, and minor addition to rear of building facing Verner Street.	The overall condition, style and landscaping make a major contribution to the character of the area. Significant as an example of an intact early corner shop.	No additional comment.
228 Yarra Street (D)	Single storey federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
226 Yarra Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 1: YARRA STREET SOUTH				
224 Yarra Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
222 Yarra Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with	The primary building is largely unchanged from its original form with large but unseen modifications to	The overall condition, style and landscaping	No additional comment.
232 Yarra Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area. Rear of property addresses Verner Street.	No additional comment.
230 Yarra Street (D)	Single storey Victorian style shop or office with attached residential dwelling constructed of weatherboard with hip roof style.	The primary building is largely unchanged from its original form. Minor alteration including the shopfront infilled with panelling in a frame, modern windows, and minor addition to rear of building facing Verner Street.	The overall condition, style and landscaping make a major contribution to the character of the area. Significant as an example of an intact early corner shop.	No additional comment.
228 Yarra Street (D)	Single storey federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
226 Yarra Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
224 Yarra Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
222 Yarra Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and probable removal of veranda lace and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
220 Yarra Street (D)	Single storey Victorian style detached dwelling constructed of rendered masonry with hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form with a discrete two storey expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 2 BELLERINE STREET SOUTH				
264 Bellerine Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
262 Bellerine Street (D)	Single storey Victorian style detached welling constructed of weatherboard with hipped roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
271 Bellerine Street (N)	Single storey Postwar style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 5-10m from the street.	The previous residence on this block was demolished. The current dwelling was constructed in the 1980s.	The overall condition, style and landscaping does not make a significant contribution to the character of the area beyond maintaining complimentary dimensions and placement within the block.	See Section 4.1.1.1
273 Bellerine Street (D)	Single storey late Victorian style detached dwelling constructed of weatherboard with gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
275 Bellerine Street (D)	Single storey late Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
277 Bellerine Street (N)	Single storey Postwar style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	Previous early residence likely demolished and current dwelling constructed in the 1980s.	Despite maintaining a complimentary scale and setback, the overall condition, style and landscaping does not make a significant contribution to the character of the area.	See Section 4.1.1.1
289 Bellerine Street (D)	Single storey Interwar style corner shop with attached dwelling constructed of face brick painted around the shop, shop window and side door, with parapet style roof. Setback 0m from street.	The building has undergone minor modifications that do not detract from its overall style and character.	The overall condition, style and landscaping make a major contribution to the character of the area as an example of an early corner shop.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
291 Bellerine Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable style roof. Setback 5-10m from street.	The primary building is largely unchanged from its original form with a contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
293 Bellerine Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable style roof. Setback 5-10m from street.	The primary building is largely unchanged from its original form with a contemporary wire fence and window awnings.	The overall condition, style and landscaping make a moderate contribution to the character of the area.	No additional comment.
275 Bellerine Street (D)	Single storey late Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
277 Bellerine Street (N)	Single storey Postwar style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	Previous early residence likely demolished and current dwelling constructed in the 1980s.	Despite maintaining a complimentary scale and setback, the overall condition, style and landscaping does not make a significant contribution to the character of the area.	See Section 4.1.1.1
289 Bellerine Street (D)	Single storey Interwar style corner shop with attached dwelling constructed of face brick painted around the shop, shop window and side door, with parapet style roof. Setback 0m from street.	The building has undergone minor modifications that do not detract from its overall style and character.	The overall condition, style and landscaping make a major contribution to the character of the area as an example of an early corner shop.	No additional comment.
291 Bellerine Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable style roof. Setback 5-10m from street.	The primary building is largely unchanged from its original form with a contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
293 Bellerine Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable style roof. Setback 5-10m from street.	The primary building is largely unchanged from its original form with a contemporary wire fence and window awnings.	The overall condition, style and landscaping make a moderate contribution to the character of the area.	No additional comment.
295 Bellerine Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable style roof. Setback 5-10m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 2 BELLERINE STREET SOUTH				
297 Bellerine Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable style roof. Setback 5-10m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 3: SWANSTON STREET SOUTH				
161 Swanston Street (N)	Single storey Postwar style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The original residence was either demolished or the block remained undeveloped until the 1950s when the current residence was constructed in complimentary style to the character of the area	Despite maintaining a complimentary scale and setback, the overall condition, style, and landscaping does not make a significant contribution to the character of the area.	See Section 4.1.1.1
163 Swanston Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
165 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	Excepting the contemporary and non-complimentary front fence, the overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
167 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form. However, the veranda has been reconstructed in the street.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
169 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
171 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building has undergone minor modifications including larger front windows likely installed in the 1950s and contemporary but complimentary front fence. These changes do not subtract from its overall character.	The overall condition, style and landscaping make a moderate contribution to the character of the area.	No additional comment.
173 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building has undergone minor modifications including large front windows and a block front wall. These changes do not subtract from its overall character.	The overall condition, style and landscaping make a moderate contribution to the character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 3: SWANSTON STREET SOUTH				
175 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building has undergone minor modifications. These changes do not subtract from its overall character.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
177 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property.	The overall condition, style and landscaping make a major contribution to the character of the area.	
179 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
181 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
185 & 1/185 Swanston St (N)	Single storey Postwar style detached dwelling constructed of face brick with hipped style roof. Setback 2-5m from street.	The previous residence was demolished, and the property subdivided into four dwellings in the 1980s.	Despite maintaining a complimentary scale and setback, the overall condition, style, and landscaping do not make a significant contribution to the character of the area.	See Section 4.1.1.1
187 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hip and gable style iron tiled roof. Setback 2-5m from street.	The primary building has undergone minor modifications from its original form. These changes do not subtract from its overall character.	The overall condition, style and landscaping make a moderate contribution to the character of the area.	No additional comment.
189 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building has undergone minor modifications from its original form. These changes do not subtract from its overall character.	The overall condition, style and landscaping make a moderate contribution to the character of the area.	No additional comment.
191 Swanston Street (N)	Single storey Postwar style detached dwelling constructed of weatherboard with hip and shallow- pitched hipped style roof. Setback 2-5m from street.	Previous residence was either demolished or rebuilt in 2018 prior to current form.	Despite maintaining a complimentary scale and setback, the overall condition, style, and landscaping do not make a significant contribution to the character of the area.	See Section 4.1.1.1

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
193 Swanston Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 5-10m from street.	The primary building is largely unchanged from its original form excepting the addition of a contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
195 Swanston Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting the addition of a contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
178 Swanston Street (N)	Single storey Federation style corner shop with attached dwelling constructed of painted brick and weatherboard with parapet style roof of face brick on shopfront. Setback 0m from street.	The primary structure has undergone major modifications into a more modern style shop that have detracted from the overall style and character of the area.	Despite maintaining a complimentary scale and setback, the overall condition, style, and landscaping do not make a significant contribution to the character of the area. However, the original form may remain intact beneath recent modifications.	This building should be listed as making a minor contribution to the area. It has a complimentary scale and set back. Corner stores have been noted as important features within the character of the area. They are a representative element of the social history of the area. The condition and style may not be contributory, but the buildings function and placement as a corner store contribute to the overall character of the area.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
197 Swanston Street	Two storey Postwar style with Federation cues detached dwelling constructed of weatherboard with gabled style roof. Setback 2-5m from street.	The primary structure underwent major redevelopment works in 2015 transforming it into a two-storey dwelling.	The overall condition, style and landscaping make a minor contribution to the character of the area due to redevelopment.	No additional comment.
199 Swanston Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting the addition of a contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
190 Swanston Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting the addition of a side garage and possibly contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 3: SWANSTON STREET SOUTH				
188 Swanston Street (N)	Single storey Postwar style with Federation cues detached dwelling constructed of brick masonry with hip and gable style roof. Setback 2-5m from street.	The original structure was demolished and replaced with current structure that partly compliments the character of the area.	Despite maintaining a complimentary scale and setback, the overall condition, style, and landscaping do not make a significant contribution to the character of the area.	See Section 4.1.1.1
184 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting the addition of a contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
174 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting the removal of the chimney stack and the addition of a contemporary but complimentary front fence.	The overall condition, style and landscaping make a moderate contribution to the character of the area.	No additional comment.
170 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting the addition of a carport and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
164 Swanston Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting the addition of a contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 4: FOSTER STREET WEST				
24 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable roof style. Setback 2-5m from street. One of four Interwar style houses within a generally older style neighbourhood area.	The primary building is largely unchanged from its original form excepting the addition of a contemporary low brick front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
22 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable roof style. Setback 2-5m from street. One of four Interwar style houses within a generally older style neighbourhood area.	The primary building is largely unchanged from its original form excepting the addition of a contemporary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
20 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable roof style. Setback 2-5m from street. One of four Interwar style houses within a generally older style neighbourhood area.	The primary building is largely unchanged from its original form excepting the addition of a contemporary low brick front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
18 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable roof style. Setback 2-5m from street. One of four Interwar style houses within a generally older style neighbourhood area.	The primary building is largely unchanged from its original form excepting the addition of a contemporary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
16 Foster Street (D)	Single storey Victorian style detached dwelling constructed of rendered masonry with hip and gable roof style. Setback 2- 5m from street.	The primary building is largely unchanged from its original form excepting a discrete addition to the rear of the property and a contemporary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
14 Foster Street (N)	Single storey Postwar style detached dwelling constructed of rendered masonry with hipped roof style. Setback 2-5m from street.	The original structure was demolished and replaced by the current structure which generally conforms to the character of the area except for the high front brick wall.	Despite maintaining a complimentary scale and setback, the addition of a high brick front wall detracts from the character of the area. The structure therefore does not make a significant contribution to the character of the area.	See Section 4.1.1.1

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 4: FOSTER STREET WEST				
12 Foster Street (D)	Single storey Victorian style detached dwelling constructed of rendered masonry with hip and gable roof style. Setback 2- 5m from street.	The primary building is largely unchanged from its original form excepting a discrete addition to the rear of the property and an uncomplimentary high front brick wall fence.	The overall condition, style and landscaping make a modest contribution to the character of the area, the front brick wall making a significant detracton from the character of the area.	No additional comment.
2/10 Foster Street (N)	Single storey Postwar style with Victorian cues conjoined dwelling constructed of brick masonry with hipped roof style. Setback 2-5m from street.	The original structure was demolished and replaced by the current structure which retains broadly complimentary characteristics.	Despite maintaining a complimentary scale and setback, the primary structure does not make a significant contribution to the character of the area.	See Section 4.1.1.1
1/10 Foster Street (N)	Single storey Postwar style with Victorian cues conjoined dwelling constructed of face brick masonry with hipped roof style. Setback 2-5m from street.	The original structure was demolished and replaced by the current structure which retains broadly complimentary characteristics.	Despite maintaining a complimentary scale and setback, the primary structure does not make a significant contribution to the character of the area.	See Section 4.1.1.1
8 Foster Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete addition to the rear of the property and contemporary but complementary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
4-6 Foster Street (D)	Single storey generally Victorian style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 0m from street.	The primary building is largely unchanged from its original form excepting a discrete addition to the rear of the property.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
5 Foster Street (D)	Single storey late Federation (1920) style detached dwelling constructed of fibre cement sheet weatherboard with hip and gable roof style. Setback 2-5m from street. One of two mirrored dwellings with minor differences.	The primary building has undergone minor changes from its original form that do not detract from its overall character, nor the character of the area. These include a discrete second storey and attic balcony.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
7 Foster Street (D)	Single storey late Federation (1920) style detached dwelling constructed of fibre cement sheet weatherboard with hip and gable roof style. Setback 2-5m from street. One of two mirrored dwellings with minor differences.	The primary building is largely unchanged from its original form excepting the addition of a low brick front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
9 Foster Street (N)	Single storey late Federation (?) style with Postwar additions detached dwelling constructed of vertical timber and weatherboard on façade, stucco or rendered masonry (?) elsewhere, with hip and gable roof style. Setback 2-5m from street.	The primary structure has undergone major (though reversible) modifications that have detracted from its character.	The overall condition, style and landscaping make a minor contribution to the character of the area.	No additional comment.
11 Foster Street (D)	Single storey late Federation style with Postwar additions detached dwelling constructed of vertical timber and weatherboard with hip and gable roof style. Setback 2-5m from street.	The primary building has undergone minor changes from its original form that do not detract from its overall character, nor the character of the area. These include the addition of a front porch, enlarged front windows, and low brick wall front fence.	The overall condition, style and landscaping make a minor contribution to the character of the area.	No additional comment.
13 Foster Street (D)	Single storey late Federation style with Postwar additions detached dwelling constructed of vertical timber and weatherboard with hip and gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete side and rear addition to the property, concrete porch and low brick front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
17 Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete rear addition to the property.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
19 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete rear addition to the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 5: FOSTER STREET CENTRAL				
23 Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with gable roof style. Setback 0m from street.	The primary building is largely unchanged from its original form excepting a discrete rear addition to the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
25 Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete rear addition to the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
27 Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped roof style. Setback 2-5m from street.	The primary building has undergone minor changes from its original form that do not detract from its overall character, nor the character of the area. These include a discrete addition to the rear, reconstruction of the veranda and low brick wall front fence.	The overall condition, style and landscaping make a modest contribution to the character of the area.	No additional comment.
29 Foster Street (N)	Single storey reproduced Federation style detached dwelling constructed of brick masonry with hip and gable roof style. Setback 2-5m from street.	The original structure was demolished and replaced by the current structure that generally compliments the style of the area.	The overall condition, style and landscaping make a minor contribution to the character of the area.	See Section 4.1.1.1
31 Foster Street (D)	Single storey reproduced Federation style detached dwelling constructed of face brick masonry with hipped roof style. Setback 2-5m from street.	The original structure was demolished and replaced by the current structure that generally compliments the style of the area.	The overall condition, style and landscaping make a modest contribution to the character of the area.	No additional comment.
33 Foster Street (D)	Single storey reproduced Federation style detached dwelling constructed of weatherboard masonry with hip and gable roof style. Setback 2-5m from street.	Generally uncertain integrity due to screening across front of property. Original structure may have been demolished and replaced by current structure which overall compliments character of the area.	The overall condition, style and landscaping make a modest contribution to the character of the area.	No additional comment.
35 Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete two-storey addition to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
37 Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete addition to the rear of the property and possible minor changes to the veranda.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
39 Foster Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a large but discrete addition to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
41 Foster Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete addition to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
43 Foster Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete two-storey addition to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 6: FOSTER & BALLIANG STREET				
92 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a contemporary solid wood front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
90 Foster Street (N)	Single storey Postwar style detached dwelling constructed of face brick with a skillion/flat roof style. Setback 5-10m from street.	The previous structure was likely demolished in the 1980s and replaced by the current structure.	Despite maintaining a complimentary scale and setback, the primary structure does not make a significant contribution to the character of the area.	See Section 4.1.1.1
88 Foster Street (D)	Single storey Victorian style semi-detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete but large addition to the rear of the property and contemporary rigid wire front fence.	The overall condition, style and landscaping make a major contribution to the character of the area –a very rare example of Victorian style semi-detached dwelling in south-Geelong.	No additional comment.
86 Foster Street (D)	Single storey Victorian style semi-detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete addition to the rear of the property rebuilt veranda.	The overall condition, style and landscaping make a major contribution to the character of the area –a very rare example of Victorian style semi-detached dwelling in south-Geelong.	No additional comment.
86 Foster Street (D)	Single storey Victorian style semi-detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete addition to the rear of the property rebuilt veranda.	The overall condition, style and landscaping make a major contribution to the character of the area –a very rare example of Victorian style semi-detached dwelling in south-Geelong.	No additional comment.
84 Foster Street (D)	Single storey Interwar style with art nouveau cues detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a timber rail fence across the front of the property.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
82 Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a simplified veranda.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
80 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from street. Likely the same design basis as nearby 76 Foster Street.	The primary building is largely unchanged from its original form excepting the modern front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
78 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from street. Likely the same design basis as nearby 76 Foster Street.	The primary building is largely unchanged from its original form excepting a discrete rear addition, gabled window hood, and modern front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
76 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from street. Likely the same design basis as nearby 80 Foster Street.	The primary building has been modified from its original form; however modifications could be reversed. For example, the enclosing of the front veranda could be re-opened.	The overall condition, style and landscaping make a minor contribution to the character of the area.	No additional comment.
74 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete rear addition, and modern solid timber front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
72A Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with a hip and gable roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form excepting a discrete rear addition, and modern rigid wire front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
72 Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from the street.	The primary building has undergone minor changes from its original form that do not detract from its overall character, nor the character of the area. These include a discrete addition to the rear, removal of the front veranda and a modern front fence.	If the front veranda were to be reinstalled the overall condition, style and landscaping would make a major contribution to the character of the area.	No additional comment.
70 Foster Street (D)	Single storey Federation style with Art Nouveau cues, detached dwelling constructed of weatherboard with a hip and gable roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form excepting a discrete rear addition and simplification of the front verandah.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 6: FOSTER & BALLIANG STREET				
68 Foster Street (D)	Single storey Federation style with detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form excepting a discrete rear addition.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
1/66 Foster Street (D)	Single storey Victorian style with detached dwelling constructed of weatherboard with a hipped roof style.	The primary structure is largely unchanged from its original form excepting likely simplification of the front verandah. The lot has been subdivided with two	The overall condition, style and landscaping make a major contribution to	No additional comment.
74 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete rear addition, and modern solid timber front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
72A Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with a hip and gable roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form excepting a discrete rear addition, and modern rigid wire front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
72 Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from the street.	The primary building has undergone minor changes from its original form that do not detract from its overall character, nor the character of the area. These include a discrete addition to the rear, removal of the front veranda and a modern front fence.	If the front veranda were to be reinstalled the overall condition, style and landscaping would make a major contribution to the character of the area.	No additional comment.
70 Foster Street (D)	Single storey Federation style with Art Nouveau cues, detached dwelling constructed of weatherboard with a hip and gable roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form excepting a discrete rear addition and simplification of the front verandah.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
68 Foster Street (D)	Single storey Federation style with detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form excepting a discrete rear addition.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
1/66 Foster Street (D)	Single storey Victorian style with detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from the street.	The primary structure is largely unchanged from its original form excepting likely simplification of the front verandah. The lot has been subdivided with two discrete two-storey dwellings added to the rear. These dwellings are of no heritage interest (Lot 2 and 3).	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
1/64 Foster Street (N)	Single storey Postwar style with detached dwelling constructed of weatherboard with a hipped roof style. Setback 5-10m from the street.	Previous structure demolished in the 1980s and replaced by current structure.	Despite maintaining a complimentary scale and setback, the primary structure does not make a significant contribution to the character of the area.	See Section 4.1.1.1
57 Balliang Street (N)	Single storey Postwar style with Interwar cues, detached dwelling constructed of face brick with a gable roof style. Setback 2-5m from the street.	Previous structure likely demolished in the 1990s and replaced by current structure.	Despite maintaining a complimentary scale and setback, the primary structure does not make a significant contribution to the character of the area.	No additional comment.
59 Balliang Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from the street.	The primary structure has undergone moderate alterations that do not compliment the overall character of the area. These alterations could easily be reversed, such as the front horizontal timber fence, large modern front windows and reconstruction of the verandah.	The overall condition, style and landscaping make a minor contribution to the character of the area.	No additional comment.
61 Balliang Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from the street.	The primary structure is largely unchanged from its original form.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
63 Balliang Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from the street.	The primary structure is largely unchanged from its original form.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
1/64 Foster Street (N)	Single storey Postwar style with detached dwelling constructed of weatherboard with a hipped roof style. Setback 5-10m from the street.	Previous structure demolished in the 1980s and replaced by current structure.	Despite maintaining a complimentary scale and setback, the primary structure does not make a significant contribution to the character of the area.	See Section 4.1.1.1

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 6: FOSTER & BALLIANG STREET				
57 Balliang Street (N)	Single storey Postwar style with Interwar cues, detached dwelling constructed of face brick with a gable roof style. Setback 2-5m from the street.	Previous structure likely demolished in the 1990s and replaced by current structure.	Despite maintaining a complimentary scale and setback, the primary structure does not make a significant contribution to the character of the area.	No additional comment.
59 Balliang Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from street.	The primary structure has undergone moderate alterations that do not compliment the overall character of the area. These alterations could easily be reversed, such as the front horizontal timber fence, large modern front windows and reconstruction of the verandah.	The overall condition, style and landscaping make a minor contribution to the character of the area.	No additional comment.
61 Balliang Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from the street.	The primary structure is largely unchanged from its original form.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
63 Balliang Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from the street.	The primary structure is largely unchanged from its original form.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
65 Balliang Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with a hip and gable roof style. Setback 2-5m from the street.	The primary structure is largely unchanged from its original form excepting the simplification of the front verandah.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
67 Balliang Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with a hip and gable roof style. Setback 5-10m from the street.	The primary structure is largely unchanged from its original form excepting the absence of a front fence.	The overall condition, style and landscaping make a moderate contribution to the character of the area.	No additional comment.
69 Balliang Street (D)	Single storey Federation style with Art Nouveau cues, detached dwelling constructed of weatherboard with a hip and gable roof style. Setback 5-10m from the street.	The primary structure is largely unchanged from its original form excepting the absence of a front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
71 Balliang Street (N)	Single storey Postwar style with Victorian cues, detached dwelling constructed of face brick with a gable roof style. Setback 2-5m from the street.	The previous structure was likely demolished in the 1990s and redeveloped into the current structure.	Despite maintaining a complimentary scale and setback, the primary structure does not make a significant contribution to the character of the area.	See Section 4.1.1.1

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
73 Balliang Street (D)	Single storey Federation style with Art Nouveau cues, detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from the street.	The primary structure is largely unchanged from its original form excepting the absence of a front fence.	Overall the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
75 Balliang Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form of iron tile (?).	The primary building is substantially unchanged from its early or significant character/form, with a discrete addition at rear and low brick wall along the front boundary.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
77 Balliang Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with likely simplification of the front verandah with lacework/ fretwork/brackets removed	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
79 Balliang Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear and low metal deck fence along the front boundary.	Overall, the primary building and landscaping should make a major contribution to the significant character of the area – when current works complete and assuming the front verandah will be reinstated.	No additional comment.
81 Balliang Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
83 Balliang Street (D)	Single storey detached dwelling in a Federation architectural style with Art Nouveau cues, setback 2- 5m from the street. Wall construction of weatherboard with a hipped roof form	The primary building is substantially unchanged from its early or significant character/form, with a large/ unseen rear addition and latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
85 Balliang Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 6: FOSTER & BALLIANG STREET				
82-84 Balliang Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear and latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
80 Balliang Street (D)	Single storey detached dwelling in a Federation architectural style with Art Nouveau cues, setback 5-10m from the street. Wall construction of weatherboard with a hip and gable roof form.	The primary building is substantially unchanged from its early or significant character/form, with a large/ unseen rear addition and latter/ complementary rigid wire front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
78 Balliang Street	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form	The primary building has been subject to minor alterations that have effected its significant character but could be easily reversed – replacement of front windows and doors with large aluminium-framed items.	Overall, the primary building and landscaping make a minor contribution to the significant character of the area.	No additional comment.
76 Balliang Street (D)	Single storey detached dwelling in a basic architectural style –probably Federation or late Victorian, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – the verandah has been rebuilt, drawing in setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form. Both Victorian & federation cues; also having a large/unseen rear addition.	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.
74 Balliang Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form	The primary building is substantially unchanged from its early or significant character/form, with a large yet discrete rear addition and modern yet complementary fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
1/72 Balliang Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form	The primary building is substantially unchanged from its early or significant character/form, whilst the property has been subdivided and a second discrete dwelling added at the rear (lot 2 of no heritage interest).	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
70 Balliang Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form, aside from a modern yet complementary fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
68 Balliang Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form, with a reasonably discrete rear addition and modern low brick/rough face block fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
66 Balliang Street (N)	Single storey detached dwelling in a modernist postwar architectural style, setback 10+m from the street. Wall construction of rendered brick with a skillion/flat roof form.	This block was redeveloped C2000s, when a previous early Residence was likely demolished, and a High masonry wall was erected along The street.	Overall, the primary building and landscaping make no substantive contribution to the significant character of the area, the high wall adversely impacts the streetscape	This property does not currently contribute to the character of the area. Should future development of this property occur, it should aim to be complementary to the heritage precinct. This can be achieved through removal of the high masonry wall.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
64 Balliang Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form, with a large yet discrete rear addition and an ungated concreted driveway.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 6: FOSTER & BALLIANG STREET				
62 Balliang Street (N)	Two storey detached dwelling in a Postwar architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hip and gable roof form	This block was redevelopedC1990s, when a previous early residence was likely demolished	Overall, the primary building and landscaping make no substantive contribution to the significant character of the area,beyond maintaining complementary form and setback, the height of the development in close proximity to the front boundary adversely impacts the streetscape.	See Section 4.1.1.1
60 Balliang Street (N)	Single storey detached dwelling in a Postwar architectural style with Victorian cues, setback 2-5m from the street. Wall construction of face brick with a gable roof form.	This block was redeveloped C1990s, when a previous early residence was likely demolished.	Overall, the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.	See Section 4.1.1.1

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 7: FOSTER STREET RESERVE				
Foster Street Reserve (D)	5743m2 public parkland; level grassed area with native tree spp (primarily melaleuca/ paperbarks) around perimeter and a 17 x 10m tanbark playground area with numerous items of equipment.	Public open space substantially unchanged from the original subdivision.	Overall, the open space and mature trees make a major contribution to the significant character of the area, originally part of a larger railway reserve.	No additional comment.
162 Swanston Street – Railway Gatekeepers Cottage (D)	: a single storey detached dwelling in a Federation architectural style, setback 5-10m from the street. Wall construction of weatherboard with a hip and gable roof form.	The primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area, and is of individual significance as early railways infrastructure	See Section 4.1.3

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PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 8: SWANSTON STREET CENTRAL				
131 Swanston Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form. One of a cluster of 3x Interwar Houses	The primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and latter brick front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
133 Swanston Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form. One of a cluster of 3x Interwar Houses, a mirrored pair with 135 Swanston.	The primary building is substantially unchanged from its early or significant character/form with a discrete rear addition.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
135 Swanston Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form. One of a cluster of 3x Interwar Houses, a mirrored pair with 133 Swanston.	The primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
137 Swanston Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form. Possibly 1 of a row of 3 or 4 matching designs	The primary building is substantially unchanged from its early or significant character/form, with a large and reasonably discrete addition at rear, enlarged front windows (?)	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
139 Swanston Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form. Appears to be 1 of a row of 3-4 matching/similar designs.	The primary building is substantially unchanged from its early or significant character/form, with a discrete addition at rear, possibly larger windows.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
141 Swanston Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form. Appears to be 1 of a row of 3-4 matching/similar designs.	The primary building is substantially unchanged from its early or significant character/form, with a discrete addition at the rear.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
143 Swanston Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form. Appears to be 1 of a row of 3-4 matching/similar designs.	The primary building is substantially unchanged from its early or significant character/form, with a discrete addition at rear, simplified verandah with removed lacework	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
145 Swanston Street (D)	Single storey detached dwelling in a Victorian architectural style with art nouveau cues, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with a discrete addition at rear, larger windows and flat verandah roof could be early change but likely original	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
147 Swanston Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
149 Swanston Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
151 Swanston Street (D)	Single storey detached dwelling in a late Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hip and gable roof form of iron tile (?).	The primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – verandah roof replaced and front window enlarged in mid c20th	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.
153 Swanston Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
155 Swanston Street (D)	Single storey detached dwelling in a Postwar (c1940s-50s) architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip roof form.	The primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition.	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 8: SWANSTON STREET CENTRAL				
157 Swanston Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
159 Swanston Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and a latter but reasonably complementary brick front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 9: VERNER STREET EAST				
117 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form..	The primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed, including replacement of timber windows with aluminium sliding units and a discrete rear addition.	Overall, the primary building and landscaping make a minor contribution to the significant character of the area	No additional comment.
119 Verner Street (D)	Two storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building has been subject to major alterations that substantially change its scale & layout but complement its significant character, with a two storey rear addition and attached front carport.	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.
121 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; the absence of a front fence & chimney stacks the only notable change	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
123 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form..	The primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and a latter but reasonably complementary brick front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
125 Verner Street (N)	Single storey detached dwelling in a 2019 reproduction façade of Federation style, setback 2-5m from the street. Wall construction of face brick masonry with a hip and gable roof form.	The original residence has been demolished and replaced by new development that complements the character attributes of the area.	Overall, the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.	See Section 4.1.1.1
127 Verner Street (Non- C)	Single storey detached dwelling in a Postwar architectural style drawing upon some Federation visual cues, setback 2-5m from the street. Wall construction of face brick masonry with a hip and gable roof form	The original residence has been demolished and replaced by new development that complements the character attributes of the area.	Overall, the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.	See Section 4.1.1.1

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 9: VERNER STREET EAST				
129 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form..	The primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and a latter but reasonably complementary front fence	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
131 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed, including garage addition at side, new column supports to front porch, a discrete rear addition and a solid panelled front fence	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
133 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
135 Verner Street (D)	Predominantly a single storey detached dwelling in an Interwar architectural style setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building has been subject to major alterations that substantially change its scale but complement its significant character, with a two storey rear addition and what appears to be federation-inspired verandah fretwork and window hood, plus a latter/ complementary front fence.	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.
137 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; albeit the front porch has been rebuilt in concrete with a new balustrade and it has a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
139 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed, including replacement of timber windows with aluminium sliding units and changes to guttering/fascias and downpipes.	Overall, the primary building and landscaping make a minor contribution to the significant character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
141 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building has been subject to major alterations that substantially change its scale & layout but broadly complement its significant character, with a two storey addition and a latter but complementary front fence.	Overall, the primary building and landscaping make a minor contribution to the significant character of the area	No additional comment.
138 Fitzroy Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
136 Fitzroy Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
134 Fitzroy Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
132 Fitzroy (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
130 Fitzroy Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
134 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed, including replacement of timber windows with aluminium sliding units, and possible addition or iron/ lace (?) work to porch.	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 9: VERNER STREET EAST				
132 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form..	The primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
130 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of imitation brick FC sheeting with a gable roof form.	The primary building has been subject to minor alterations that substantially change its appearance but can be easily reversed, including replacement of weatherboards with brick panelling, replacement of timber verandah posts with iron railing, replacement of windows & window hood, installation of blinds, erection of low brick front fence.	Overall, the primary building and landscaping make a minor contribution to the significant character of the area	No additional comment.
128 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and removal of the front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
126 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition, attached garage, plus a latter/ complementary front fence	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
124 Verner Street (D)	Two storey detached dwelling in an Interwar architectural style setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.	The primary building has been subject to major alterations that substantially change its scale & layout but broadly complement its significant character, with a two storey addition, an attached garage and a latter but complementary front fence.	Overall, the primary building and landscaping make a minor contribution to the significant character of the area	No additional comment.
122 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/ form; with a discrete rear addition and a relatively high & non- transparent front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area, with the exception of the front fence.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
120 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form..	The primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and a latter but complementary porch balustrade & front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
59 Carr Street – north half (N)	Single storey metal deck garage setback 2-5m from the street. [Note a reasonably intact one storey detached dwelling in a Federation architectural style & weatherboard construction fronts Carr St on the opposite side of the lot, but the Carr St streetscape has little merit and the concern with this property is its contribution to Verner St].	The original outbuildings have been demolished and replaced by new Utilitarian buildings closer to the street than nearby historical dwellings.	Overall, the primary building and landscaping make no substantive contribution to the significant character of the area.	See Section 4.1.1.1
PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
114 Verner Street (N)	Two storey detached dwelling in a Postwar architectural style setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The original residence has Been demolished and replaced by new development that struggles to complement the character attributes of The area.	Overall, the primary building and landscaping make no substantive contribution to the significant character of the area.	This property does not currently contribute to the character of the area. Should future development of this property occur, it should aim to be complementary to the heritage precinct. This can be achieved through removal of the high concrete wall and an overall reduction of visual bulk.
112 Verner Street (N)	Single storey detached dwelling in a Postwar architectural style setback 2-5m from the street. Wall construction of face brick with a hipped roof form	The original residence has been demolished and replaced c1960 by new development that broadly complements the character attributes of the area.	Overall, the primary building and landscaping make no substantive contribution to the significant character of the area.	See Section 4.1.1.1
53 Carr Street – north half (N)	Single storey metal deck garage setback 2-5m from the street. [Note a reasonably intact one storey detached dwelling in a Federation architectural style & weatherboard construction fronts Carr St on the opposite side of the lot, but the Carr St streetscape has little merit and the concern with this property is its contribution to Verner St].	The original outbuildings have been demolished and replaced by new utilitarian buildings closer to the street than nearby historical dwellings.	Overall, the primary building and landscaping make no substantive contribution to the significant character of the area.	See Section 4.1.1.1

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 10: SOUTH STREET & SOUTH GEELONG PRIMARY SURROUNDS				
6 School Street (D)	Single storey detached dwelling in a Interwar architectural style, setback 2-5m from the street. Wall construction of face brick masonry with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
4 School Street (D)	Two storey detached dwelling in a Interwar architectural style, setback 2-5m from the street. Wall construction of face brick masonry with a gable roof form.	The front half of the primary building is substantially unchanged from its early or significant character/form, major changes include a complementary two storey addition at the rear, an attached garage and a brick and steel front fence.	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.
2 School Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is (?) substantially unchanged from its early or significant character/form.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
62 Kilgour Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with latter but complementary fencing on both frontages.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
60 Kilgour Street (D)	Front half of the building comprises a narrow single storey townhouse in a Victorian architectural style, setback 2-5m from the street; wall construction of weatherboard with a hipped roof form. The rear part comprises a gabled two storey weatherboard structure.	The primary building is substantially unchanged from its early or significant character/form, albeit having a two storey addition downhill to the rear and a latter/ complementary front fence.	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.
58 Kilgour Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form, the front wall having timber boarding imitating ashlar stonework.	The primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
56 Kilgour Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form, the front wall having timber boarding imitating ashlar stonework.	The primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence/hedge.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
GROUP 11: KILGOUR STREET WEST				
54 Kilgour Street (D)	Single storey unit within a villa or townhouse cluster in a Federation architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – wider windows installed (?).	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
52 Kilgour Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
50 Kilgour Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – chimneys removed.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
48 Kilgour Street (D)	Single storey detached dwelling in a Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard on a red brick base with a hip and gable roof form.	The primary building is substantially unchanged from its early or significant character/form.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN-DATION
GROUP 11: KILGOUR STREET WEST				
46 Kilgour Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 5-10m from the street. Wall construction of weatherboard with a hipped roof form	The primary building is substantially unchanged from its early or significant character/form, with a latter low, but otherwise uncomplimentary, brick fence	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
44 Kilgour Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 5-10m from the street. Wall construction of weatherboard with a hipped roof form	The primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
42 Kilgour Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – a chimney appears to have been removed and possibly the verandah form has been simplified, with a latter but complementary front fence	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.
40 Kilgour Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with a modified or latter but complementary fence.	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.

4.1.1 REVIEW OF PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

4.1.1.1 PRIMARY BUILDINGS THAT DO NOT CONTRIBUTE TO THE SIGNIFICANT CHARACTER OF THE AREA

The properties for inclusion include several properties marked with an (N). These properties have been included as, though their primary buildings do not contribute to the area, they have maintained some elements which have been identified as contributing to the overall character of the area.

Their inclusion within this table serves to safeguard them from potential changes in the future which could remove these elements, and therefore negatively impact the character of the area. These buildings should be included on the Heritage Overlay, on the provision that non-contributory buildings are not subject to the same amount of scrutiny if undergoing applications for planning permits in the future. Non-contributory buildings need to retain the significant character elements but can be altered more than a contributory building. Overall, the non-contributory buildings are important for inclusion as their current state adds to the character of the heritage precinct.

4.1.2 POTENTIAL INCLUSIONS FOR HO1641

In addition to the inclusions recommended in the South Geelong Heritage Review, several community submissions were received to be considered for potential inclusion (Figure 3) . A site inspection of these properties was conducted by Genevieve Polic and Tom Lally (Archaeologists/Heritage Advisors) on 8 June 2022.

These properties were not originally considered for inclusion as they are located on Moorabool Street. Moorabool Street is considered a key development area within Geelong, as its central location near the railway, GMHBA stadium, and shopping centres provide an attractive prospect for future development and growth.

4.1.2.1 ‘PENLEA’, 343 MOORABOOL STREET GEELONG

The community submission identified the following (Bantow 2022: 13):

The property on the east side of Moorabool Street corner of Carr Street, should be considered for an individual heritage overlay. The residence Penlea 343 Moorabool Street was built in 1911 and designed by architect Percy Everett 1888-1967 for his sister Miss Ethel Everett [now known to be Ellen Gogoll nee Everett]. Everett was the first architecture student at the Gordon Technical College in 1905. In 1934 he was appointed chief architect in the Victorian Public Works Department.

‘Penlea’ currently retains its original footprint and is externally intact. ‘Penlea’ is significant due to its association with the eminent Geelong architect Percy Everett who became the chief architect in the Victorian Public Works Department. It is also a unique example of Everett’s work for a private individual as opposed to his work on larger-scale public works projects. ‘Penlea’ incorporates the more traditional Victorian style whilst including subtle art deco influences. This art deco influence can be seen from the chimneys, which feature striped highlights and paintwork making them unique in the area.

Based on the architectural and social significance (Criterion E and H) of ‘Penlea’ and the high integrity of the building, it is recommended that Penlea is included on the Heritage Overlay. Regardless of the high impact development occurring around Moorabool Street which may eventually overshadow ‘Penlea’, diminishing the streetscape character and setback, development will not diminish the social significance associated with ‘Penlea’.

‘Penlea’ should not be included within HO1641 as it is not contiguous with the proposed heritage precinct and its significance warrants its own entry on the Heritage Overlay. This individual Heritage Overlay listing should address how it will be allowed to be impacted by future development along Moorabool Street.

P3. PROPOSED ADDITIONS TO HO1641 SOUTH GEELONG HERITAGE PRECINCT



LEGEND

Proposed Additions



Local Governments: City of Greater Geelong
25k Map sheet Geelong: 7721-13
Coordinate System: MCA Zone 55 (GD94)
Map Scale 1:4,500

Figure 3. Proposed Additions to HO1641

4.1.2 POTENTIAL INCLUSIONS FOR HO1641

4.1.2.2 KELVEDON’,332 MOORABOOL STREET GEELONG

‘Kelvedon’ is a brick house, originally constructed in 1887 by the Drew Brothers. Rate books from the Geelong Kardinia Ward record that the weatherboard stables and two extra brick rooms were constructed in 1901.

It is unknown where the name ‘Kelvedon’ originated from but the first recorded use of the name was in 1901 during the Swift family occupation of the home (Geelong Advertiser, 30 March 1901: 1). The house still possesses its original footprint and remains externally intact. The house has a hipped roof, two brick chimneys and bi-chromatic brick decorations.

Recent photography shows that the back of ‘Kelvedon’ is in poor condition compared to the front. Given the excellent condition of the original building, ‘Kelvedon’ is of high, local architectural significance (Criterion E). In order to balance the high impact development occurring along Moorabool Street with the practical liveability of ‘Kelvedon’, ‘Kelvedon’ should be considered for individual heritage overlay outside of the proposed HO1641. It is impractical to restrict a property within a high impact development area as a purely residential property. The individual overlay consideration should allow for mixed use of the property (such as office space) and allow for subdivision or development at the back of the lot, with stipulation that the subdivision or development follows principals of the Burra Charter.

4.1.2.3 ‘KARDINIA VILLA’, 344 MOORABOOL STREET GEELONG

‘Kardinia Villa’ was constructed in 1883 for Thomas Baldock. It was originally a six-roomed brick house with a verandah. The community submission identifies that ‘Kardinia Villa’ possesses several features which were common in the work of Joseph Watts (Bantow 2022). These features are:

- Bi-chromatic brickwork;
- Decorative ironwork in the ‘rinseau’ pattern;
- Geometric verandah balustrade;
- Barrabool sandstone window sills; and,
- A defined chimney shape that has been rendered.

In 1888, tenders were advertised by Joseph Watts for the erection of a Ryrie Street shop for Thomas Baldock (Geelong Advertiser, 22 Feb 1888: 4). A search of tenders released by Joseph Watts during this period did not include the construction of a residence for T. Baldock. As it is unable to be definitively proven, and there are currently four other properties with the same defining features listed on the Greater Geelong Heritage Overlay (HO101, HO927, HO325 and HO937), Kardinia Villa should not be considered for an individual overlay.

As to whether it should be considered for inclusion on HO1641, the property does exhibit high architectural integrity and is in excellent condition. The property does not sit contiguously with the rest of the properties proposed for inclusion on HO1641. Based on the information provided about the property, it should be considered for it’s own Heritage Overlay listing based on architectural significance (Criterion E).



Plate 1. ‘Penlea’ taken from across Moorabool Street (Polic 08.06.2022)
Plate 2. Kelvedon (Polic 8.6.22)
Plate 3. ‘Kelvedon’, behind the original 1887 brick house (Polic 08.06.2022)

4.1.3 VICTORIAN RAILWAYS RESIDENCE (162 SWANSTON STREET GEELONG)

The Victorian Railways Residence is currently included in proposed extent for HO1641; however, it has been suggested that due to the significance of the Victorian Railways Residence, it should be included on its own heritage overlay.

Gate keepers were accommodated within these residences to allow for easy access to the railway crossing gates. A similar residence was constructed at Marshall Station but has been altered and does not possess the same historic integrity as the one located in South Geelong. The Victorian Railways Residence is architecturally unique compared to the other properties suggested for inclusion within HO1641.

The Victorian Railways Residence is in a unique context compared to the other properties proposed for inclusion on HO1641. The property is adjacent to the Foster Street Reserve and is in close proximity to the South Geelong Station. The South Geelong Station area is currently marked as a zone of high impact development. Given the intact condition of the residence, its unique architecture, and its rarity within the region, it would be prudent to consider putting the residence on an individual overlay. The intention of this individual overlay would be to protect the heritage significance of the residence from being diminished by major developments around it and any potential subdivisions that may be proposed for the lot. Overall, the Victorian Railways Residence possesses greater individual heritage significance than many of the properties proposed for HO1641 and should be protected from potential subdivision, which is allowed at the back of the lot within the proposed revisions to Clause 22.32.



Plate 4. Victorian Railways Residence (Polic 08.06.2022)

P4. PROPOSED EXCLUSIONS TO HO1641 SOUTH GEELONG HERITAGE PRECINCT



LEGEND

Proposed Exclusions



Local Governments: City of Greater Geelong
25k Mapsheet Geelong: 7721-13
Coordinated System: MCA Zone 55 (GD94)
Map Scale 1:3,500

Figure 4. Proposed Additions to HO1641

PROPOSED EXCLUSIONS AND REMOVALS

5.1	355 Moorabool Street, Geelong	275
5.2	2A and 2B Lonsdale Street, Geelong	275

5.1 355 MOORABOOL STREET, GEELONG

Part 2 of the UDF discusses the potential removal of 355 Moorabool Street, Geelong. The current building at 355 Moorabool Street consists of a single story, rendered building used as a veterinary clinic (the yellow building visible to the right in Plate 9 below).

The building does not possess any aesthetic value and appears to be a late twentieth century construction. As a result, the building does not possess any heritage significance and may be removed from the heritage overlay without compromising any heritage values. The removal of the building will serve to add to the overall value of HO1641 as it is currently an unnecessary inclusion which does not align with the proposed objectives of the HO1641 revision. As previously stated, Moorabool Street has been flagged as a major area for potential development and the current inclusion of 355 Moorabool Street is an unnecessary hinderance.

5.2 2A AND 2B LONSDALE STREET, GEELONG

2A and 2B Lonsdale Street, Geelong (Figure 4) are currently being considered for potential exclusion from HO1641. These houses sit behind 355 Moorabool Street, along Lonsdale Street and are separated from the other houses along Lonsdale Street by a laneway (Lamb Place). This separation means that the houses are in an awkward position where they will potentially become overshadowed and burdened by future development along Moorabool Street.

These houses are of heritage significance. They are Victorian cottages, each with one brick chimney, hipped rooves and an extended left room featuring a gabled roof. They have the same exterior as all the houses on the same side of Lonsdale Street. In this context, they have high heritage significance as they are in excellent

OPTION ONE:

The houses are put on the heritage overlay and must remain relatively the same, regardless of development around them. This option has the advantage of ensuring that the overall streetscape characteristics of Lonsdale Street retain their complete heritage value and that 2Aa and 2B do not lose their context. They may be dwarfed by future developments along Moorabool Street, and it may become impractical or uncomfortable to live within these houses, given the heights and uses of the buildings surrounding them. The inclusion of these properties within the heritage overlay does limit potential developments on the corner of Moorabool and Lonsdale Street.

OPTION TWO:

The houses are excluded from the heritage overlay. This allows for the future demolition or extreme renovation of the houses, meaning that they may lose all heritage value. As HO1641 is a large, encompassing area, the loss of these two properties will not have a significant impact on the value of the heritage overlay. The other houses along Lonsdale Street, east of Lamb Place will be retained and will adhere to the proposed policies of Clause 22.32.

The exclusion of 2A and 2B Lonsdale Street, Geelong from the heritage overlay will not result in a significant overall loss to heritage and will allow for comprehensive development of the corner of Moorabool and Lonsdale Streets, which is consistent with the current high impact development assessment of Moorabool Street.



Figure 5. 2A and 2B Lonsdale Street (Polic 08.06.2022)

Figure 6. Buildings on Lonsdale Street of similar appearance to 2A and 2B Lonsdale Street (facing east) (Polic 8.6.22)

CONCLUSION

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6.0 CONCLUSION

The South Geelong Urban Design Framework (2022) proposes a comprehensive revision to the current HO1641. This proposal adds a multitude of historically significance properties, and better acknowledges the importance of the Interwar properties in the area. The proposal also considers important aspects of the area, rather than focusing purely on the architecture of the area. These aspects are as follows:

- Hoddle Grid layout (hierarchical streets);
- Subdivision layout;
- Service lanes;
- Historic class divisions within the area; and,
- Commercial buildings (corner stores).

This review has made a few minor suggestions for consideration, focusing on the properties that do not have primary buildings which contribute to the significance of the area. The review has also considered the areas proposed for inclusion and exclusion and provided recommendations based upon the findings.

Overall, the proposed changes to HO1641 can be supported from a heritage standpoint and are achievable and realistic within the South Geelong area.

6.1 REFERENCES

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Applying the Heritage Overlay

Planning Practice Note 1

AUGUST 2018

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 Heritage 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 Heritage 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 value 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 understanding 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.

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 previously included in a heritage register or overlay. Places identified to be of potential state significance should undergo analysis on a broader (statewide) comparative basis.

Places of significance for historical or social reasons

Planning is about managing the environment and its changes. 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 a statement of significance

For every heritage place (that is, a precinct or individual place) a statement of significance must be prepared using the 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. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example '(Criterion G)'. An example statement of significance has been prepared for guidance, see Appendix A.

6.2 APPENDIX ONE: APPLYING THE HERITAGE OVERLAY



The explanatory report for an amendment that includes a place in the Heritage Overlay (or other supporting documentation accompanying a planning scheme amendment) should:

- state whether the place is a precinct or an individual place
- identify if further controls allowed by the schedule to the overlay are required such as external paint controls or tree controls (the identification of further controls should be based on the explanation of why a heritage place is significant)

Incorporating, saving and displaying statements of significance

A statement of significance must be incorporated in the planning scheme for each heritage place included in the schedule to the Heritage Overlay after 31 July 2018. This requirement does not apply to a heritage place included in the schedule by an amendment prepared or authorised by the Minister for Planning under section 8(1)(b) or section 8A(4) of the Planning and Environment Act 1987 before 31 October 2018.

However, a statement of significance may be incorporated for any heritage place included in the schedule before 31 July 2018 or by an amendment that the exemption applies to.

If a statement of significance is incorporated in the planning scheme, the name of the statement must be specified in the schedule to the overlay.

All statements of significance (incorporated or otherwise) should be securely stored in the HERMES heritage database.

Where a planning scheme amendment has resulted in the inclusion of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, the heritage study documentation and statements of significance) needs to be updated. A statement of significance that has been incorporated into the planning scheme can only be changed by an amendment to the planning scheme. If the heritage place does not have a statement of significance that has been incorporated, then any changes 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 three preferred options for arranging the schedule:

- Heritage places may be arranged in ascending numerical order by their planning scheme map reference number (eg HO1, HO2, HO3 and so on).
- Heritage places may be grouped according to their suburb, town or location and then arranged alphabetically by street address within each grouping.
- 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.



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).

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For every heritage place (that is, a precinct or individual place) a statement of significance must be prepared using the 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. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example '(Criterion G)'. An example statement of significance has been prepared for guidance, see **Appendix A**.

6.2 APPENDIX ONE: APPLYING THE HERITAGE OVERLAY



Department of Environment, Land, Water and Planning

An example of a schedule to the Heritage Overlay is included at **Appendix B**

Application requirements

The schedule allows for application requirements to be specified.

Incorporated plan

Clause 43.01-3 of the Heritage Overlay allows an incorporated plan to be prepared to identify works to a heritage place that are exempt from the need for a planning permit. To do so, the plan must be specified in the schedule to the overlay and must also be listed in the schedule to Clause 72.04.

Statements of significance

Where a statement of significance is incorporated in the planning scheme, it must be given a title which includes the name of the heritage place or if there is no name specified, the full address of the heritage place. The title of the statement of significance must be specified in the schedule to the overlay. The title of the statement must also be listed in the schedule to Clause 72.04.

Heritage design guidelines

Where detailed heritage design guidelines have been prepared for a heritage place, they may be incorporated into the planning scheme. The title of the incorporated document must be specified in the schedule to the overlay and must also be listed in the schedule to Clause 72.04.

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 significant, the 'Tree Controls Apply' column can be qualified with the relevant details. A planning permit would then 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 Heritage 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

Councils may consider that certain outbuildings and/or fences on heritage sites are significant and can therefore require that these be subject to the notice and review requirements of the Planning and Environment Act 1987. This is achieved by including the word 'yes' in the column headed 'Outbuildings or fences which are not exempt under Clause 43.01-4?'

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 56 of the Heritage Act 2017 (Heritage Act) requires that the Minister for Planning must 'prepare and approve an amendment to any planning scheme applying to a place which is included or amended in the Heritage Register to identify the inclusion or amendment 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



Department of Environment, Land, Water and Planning

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 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 a specific place 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 43.01-10 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 and be 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.

Curtlages 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 is unlikely to have any positive heritage benefits or outcomes.

6.2 APPENDIX ONE: APPLYING THE HERITAGE OVERLAY



- 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 a curtilage (see definition above) to:
 - retain the setting or context of the significant building, structure, tree or feature
 - regulate development (including subdivision) in 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.

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APPENDIX A. Example statement of significance

GUMNUT PLANNING SCHEME

Wombat Flats Precinct Statement of Significance

Heritage Place:	Wombat Flats Precinct	PS ref no:	HO26
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[Insert photo and/or map, if applicable]

What is significant?

The following features contribute to the significance of the precinct:

The houses constructed from c.1855 to c.1910, as shown on the precinct map.

- The overall consistency of housing form (hipped roofs, single storey wall heights), materials and detailing (weatherboard, face brick or stucco external cladding, corrugated metal roofs, wide verandahs facing the street, brick chimneys), and siting (generous and consistent front and side setbacks).
- Streetscape materials such as bluestone kerb and channel and concrete footpaths. Features that do not contribute to the significance of this place include non-original alterations and additions to the contributory buildings shown on the precinct map and the houses at 32, 24 & 36 Wattle Avenue.

Contributory buildings:

Wattle Avenue: 3,5,7,9,11,13,15,17,19

Myrtle Street: 7,11,12

Features that do not contribute to the significance of this place include non-original alterations and additions to the contributory buildings shown on the precinct map and the houses at 32, 24 & 36 Wattle Avenue.

How is it significant?

The Wombat Flats Precinct is of local, historic and aesthetic significance to Gumnut Shire.

Why is it significant?

Historically, the precinct demonstrates how the gold rush encouraged the residential development of this area in the mid-nineteenth century. The later Victorian and Edwardian housing demonstrates the next stage of development, which resulted from the establishment of improved transport links and industries such as the Butterscotch Factory in near-by Lilly Pilly Street. (Criterion A)

The precinct is significant for the way it demonstrates the key phases of development prior to World War I, characterised by mid to late Victorian era housing, supplemented by Edwardian infill, set within a nineteenth century subdivision with a regular allotment pattern. It is representative of the way residential areas in Gumnut developed during this era. (Criterion D)

The mid to late Victorian and Federation/Edwardian houses with characteristic form, materials and detailing are complemented by traditional public realm materials such as concrete footpaths and bluestone kerb and channel. (Criterion E)

Primary source

[Insert applicable study and/or citation, if applicable]

[Insert grading table for large precincts]

Number	Address	Grade
7	Wattle Avenue	Contributory

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

6.2 APPENDIX ONE: APPLYING THE HERITAGE OVERLAY

GENUINE BUSINESS SCHEDULE

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements
None specified.

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

PS map ref	Heritage Place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
H01	House 1 Albert Street, Bulmout	Yes	No	No	Yes, front fence	No	No	No
H02	Alford House 57 Albert Street, Belmont	-	-	-	-	Yes Ref No H450	Yes	No
H03	Moreton Bay Fig Tree 28 Bryant Street, Geelong 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
H04	Barwon River Bridge Station Street, Geelong	-	-	-	-	Yes Ref No H789	No	No
H05	William Street Precinct: Geelong Incorporated plan: William Street Precinct permit exemptions	Yes	No	No	No	No	No	No

An incorporated plan, statement of significance and design guidelines are listed in column 2, under the relevant heritage place name

Heritage places listed in the schedule before 31 July 2018 are not required to include a statement of significance

OVERLAYS - CLAUSE 43.01 - SCHEDULE

PAGE 1 OF 2

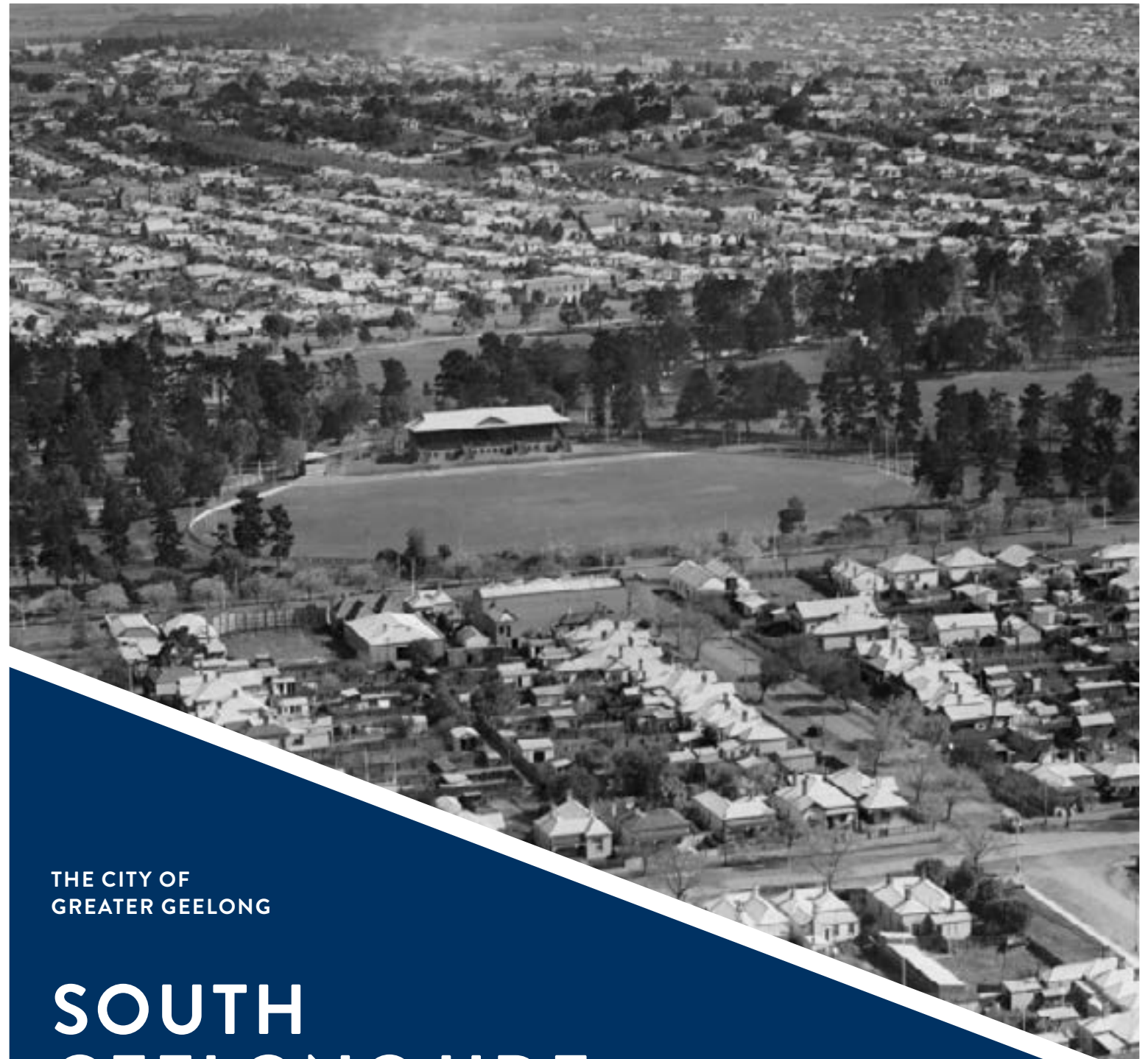
GENUINE BUSINESS SCHEDULE

PS map ref	Heritage Place	External point controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	William Street Precinct Statement of Significance Heritage design guidelines: William Street Precinct streetscape design guidelines							
H06	Wombat Feds Precinct 1-35 & 2-36 Wattle Avenue and 1-29 & 2-30 Blue Gum Statement of significance: Wombat Feds Precinct Statement of Significance	No	No	No	No	No	No	No
H07	Mount Rothwell Stone Arrangement Mount Rothwell Station Little River Ripley, Little River Statement of significance: Mount Rothwell Stone Arrangement Statement of Significance	No	No	No	No	No	No	Yes

A statement of significance is listed in column 2, under the relevant heritage place name

OVERLAYS - CLAUSE 43.01 - SCHEDULE

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THE CITY OF
GREATER GEELONG

SOUTH GEELONG UDF

INDIVIDUAL PLACE HERITAGE ASSESSMENTS

PART 4
MAY 2023



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1.1 CONTENTS

INTRODUCTION

Background and methodology to the heritage assessments, in accordance with Planning Practice Note PN01, the Australia ICOMOS Burra Charter and industry best practise.

HERITAGE ASSESSMENT REPORTS

Detailed individual heritage citations for the 3 individual places recommended for inclusion on the heritage overlay of the Greater Geelong Planning Scheme as part of the South Geelong UDF process.

1.2 BACKGROUND

During community stakeholder engagement on the South Geelong Urban Design Framework, a submission was made to the City to consider four South Geelong properties for inclusion on heritage overlays:

- ‘Kelvendon’, 332 Moorabool Street ‘
- Penlea’, 343 Moorabool Street ‘
- Kardinia Villa’, 344 Moorabool Street
- Railway Gatekeeper’s Cottage, 162 Swanston Street

Following the 14 August 2022 peer review by Ecology, Heritage & Partners of the proposed additions to the South City Precinct HO1641 and submission to include the four places above, heritage assessments of the first three of these properties was undertaken by the City.

The Railway Gatekeeper’s Cottage, having already been assessed and proposed for inclusion on a heritage overlay as part of the the additions to the South City Precinct HO1641, was not separately assessed as no additional benefit could be perceived from it having an individual overlay.

1.3 METHODOLOGY

The assessment of these three properties involved fieldwork, historical research, comparative analysis, and significance assessment, in accordance with Practice Note PPN01 along with a peer review and owner consultation.

FIELDWORK

An inspection of each property was undertaken from the public realm, with one property (Kardinia Villa) entered and observed at the invitation of the owner.

Site photographs were taken from the public realm wherever possible with some places not visible from the public realm. The draft Heritage Assessments were prepared based on this visual inspection.

RESEARCH

Research on places was undertaken according to typology using resources including other City of Greater Geelong heritage studies, and physical and digital resources including TROVE and Public Record Office Victoria. Sources are referenced in the draft heritage assessments for each place.

COMPARATIVE ANALYSIS

Comparative analyses were carried out for all of the heritage places where citations were prepared, using an architectural and/or historical context, and with regard to Practice Note PN01: Applying the Heritage Overlay.

In line with the Practice Note comparative analysis drew on other similar places within the study area wherever possible including those previously included in a heritage register or overlay. For places identified as of potential state significance underwent an analysis on a broader (statewide) comparative basis.

CONSULTATION

The community engagement process adopted the following steps:

- Letter to property owners outlining the City’s heritage interest in undertaking a heritage assessment and to seek access to places not visible from the public domain;
- Meetings with the City’s Heritage Advisory Committee to seek feedback on draft Heritage Assessments;
- Meeting with the owner of Kardinia Villa;
- Copy of draft heritage assessment provided to each property owner of a place proposed for inclusion in a heritage overlay, for review and comment with letter outlining the proposed planning scheme amendment process subject to Council endorsement;
- Two of the property owners opted not to engage in any consultation with the City on this process.

1.4 ASSESSMENT OF SIGNIFICANCE

The following heritage criteria listed in Planning Practice Note 1 were adopted as part of the assessment of heritage places in this study:

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).

SIGNIFICANCE THRESHOLDS

In addition to the recognition of the heritage values of the Burra Charter and the assessment criteria outlined in the Practice Note, cultural heritage 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.

State and Local significance thresholds have been applied to this study using the following thresholds:

STATE THRESHOLD

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 Shire, the importance of which are considered to stretch beyond local municipal boundaries.

LOCAL THRESHOLD

Places which are considered individually significant to a local area. These heritage places are considered to have had a significant impact in shaping the cultural, architectural, historical and/or social identity of the local community and where applicable, have been compared to other places of State or Local significance (or potential significance). They are considered to have sufficient significance to warrant a heritage overlay in the Geelong Planning Scheme.

WHAT IS SIGNIFICANT? – THE PHYSICAL PLACE

This part of the significance statement relates to the physical fabric and physical attributes of a place. It can encompass:

- Fabric & Physical Attributes of Any Building, Structure or Group thereof** – including the overall form & layout, street presence or address, construction materials, design style/character and detailing, visual features (eg verandahs, joinery, chimneys, window lead lighting, panel doors, etc) finishes and colours.
- Composition & Features of the Setting** – layout of built structures and open spaces, level changes, hard and soft landscape features including trees, outbuildings, front fencing, visibility or otherwise of vehicle accommodation, signage.
- Vistas and views into, within or away** from the key features of the place.

CONDITION THRESHOLDS

Condition is the physical state of the fabric relating to its physical appearance, structural quality and working order. The thresholds for the condition of the fabric are:

CONDITION	DESCRIPTION
GOOD	Minor deterioration of fabric noticeable
FAIR	Deterioration of the fabric noticeable
POOR	Deterioration of fabric very noticeable, with possible structural deterioration as well

INTEGRITY THRESHOLDS

Integrity is the extent to which the building or structure retains its form, design and completeness of physical fabric, historic associations, social attachments and/or use which support the heritage significance of the heritage place.

Places can have more than one historical layer of development that is considered significant. The thresholds applied for the integrity of the fabric are:

THRESHOLD	INTEGRITY
HIGH	Either completely intact or a small number of minor modifications noticeable
MODERATE	Original and/or early fabric clearly discernible, but a number of minor modifications noticeable
LOW	Original and/or early fabric only partly discernible given multiple changes

Places with substantial additions or alterations may continue to possess significance if there is considered to be sufficient retained significant fabric to still satisfy the relevant significance threshold/s, and:

- the additions/alterations form a contributory historical layer to the significance of the building or place, and/or
- the visual character of the additions/alterations complements the visual character of the significant physical fabric, and/or
- the visual character of the additions/alterations is recessive, minor in nature; or readily reversible.

KARDINIA VILLA 344 MOORABOOL STREET

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2.1 LOCATION DETAILS & HERITAGE OVERLAY

HERITAGE PLACE	House, 'Kardinia Villa'	UPI
ADDRESS	344 Moorabool Street, Geelong	
TRADITIONAL OWNERS	Wadawurrung Traditional Owner Aboriginal Corporation	
SIGNIFICANT DATE RANGE	1883 – early 20 th Century	
ARCHITECTURAL STYLE	Late Victorian	
TPOLOGY	Dwelling	
ASSESSED BY	Janine Barrand, Heritage Project Officer	
PEER REVIEWED BY	David Scott, Built Heritage Coordinator, Mim Butcher, Senior Heritage Officer	



Figure 1. Proposed Heritage Overlay Area. Source: Places Weave Nearmap, 2023.



Figure 2. Location site of subject dwelling. Source: Places Weave Map View, 2023

2.2 STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

‘Kardinia Villa’ at 344 Moorabool Street, Geelong, is of historical significance an example of the type of housing commissioned by the wealthy and aspirational trade sector from the mid to late nineteenth century (Criterion A), associative significance for its associations with ironmonger Thomas Baldock, and architect, Joseph Watts (Criterion H), and aesthetic significance for decorative elements of a Late Victorian brick dwelling (Criterion E) to the City of Greater Geelong.

WHAT IS SIGNIFICANT?

‘Kardinia Villa’ is a single storey, hipped roofed, brick dwelling in the Late Victorian style, built in 1883 and extended in the early 20th Century. The significant features of the place are:

- The original brick house including tuck pointed façade with bi-chromatic brickwork, bluestone foundations, double hung windows either side of an elaborate four-panelled door with high lights, sandstone windowsills, verandah with timber balustrade and decorative ironwork in the ‘Rinceau’ pattern, hipped roof form, and three rendered brick chimneys.
- The weatherboard addition to the west including hipped and skillion roof forms.

A garage with access from Carr Street dates from the 2007-08 restoration and is not significant.

HOW IS IT SIGNIFICANT?

‘Kardinia Villa’ is of historical significance (Criterion A), aesthetic significance (Criterion E), and associative significance (Criterion H) to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

‘Kardinia Villa’ is an example of the type of housing commissioned by the wealthy and aspirational trade sector from the mid to late nineteenth century. ‘Kardinia Villa’ is significant for its ability to demonstrate the effects of the land boom which saw the growth of the trade and commercial sectors and rise of speculators, architects, and builders in Geelong. (Criterion A)

‘Kardinia Villa’ is significant for its associations with ironmonger Thomas Baldock, and prolific Geelong architect, Joseph Watts. (Criterion H)

‘Kardinia Villa’ is of aesthetic significance. The place is an example of a Late Victorian residence that incorporates distinctive bi-chromatic brickwork, decorative ironwork in the ‘Rinceau’ pattern, Barrabool Stone windowsills and a geometric veranda balustrade. (Criterion E)

WHO ARE THE TRADITIONAL OWNERS/ REGISTERED ABORIGINAL PARTY FOR THIS PLACE?

The place is located on traditional land of the Wadawurrung people. The Registered Aboriginal Party (RAP) under the Aboriginal Heritage Act 2006 for this land is Wadawurrung Traditional Owner Aboriginal Corporation (WTOAC).

2.3 HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

‘Kardinia Villa’ is currently on a triangular residential allotment at 344 Moorabool Street, Geelong. The current property has an area of 433 sqm, facing east on Moorabool Street.

The single storey brick house built in 1883 in the Late Victorian style is a symmetrical composition with a hipped roof of corrugated iron. As typical of the Late Victorian style, the house features a tuck-pointed façade with bi-chromatic brickwork. It is also typical of the period in its built form and in the decorative elements such as verandah ironwork in the ‘Rinceau’ pattern, timber verandah balustrade, double hung windows either side of an elaborate four-panelled door with high lights, sandstone windowsills, and three rendered brick chimneys.

A restoration of the house was undertaken between 2006-2008. Architectural elements that were replaced using samples from the dwelling or restored include the Barrabool stone windowsills and geometric veranda balustrade.

On the west side (rear) of the original dwelling building occurs an early 20th Century weatherboard extension which currently incorporates a kitchen, pantry, and bathroom. The kitchen has created an extension to one of the roof hips and matches the original detail to the point it is only discernible from the rear of the dwelling. The smaller addition has a skillion roof form.

The site is predominantly concreted and there are no significant trees or evidence of the original garden layout.

A garage with access from Carr Street dates from the 2007-08 restoration and is not significant.

PLACE HISTORY

CONTEXTUAL HISTORY

The subject site occupies the traditional land of the Wadawurrung people.

Prior to European exploration and colonisation and for at least 45,000 years, the land now known as the City of Greater Geelong was the land of the Wadawurrung Aboriginal people. The name of this language group traditionally meant ‘the people who belong to the water’, in reference to the rivers, creeks, lagoons and other water sources within the Wadawurrung boundary.¹

The earliest European exploration of the Greater Geelong area was by sea with only occasional forays ashore, including Lieutenant John Murray in 1802, Captain Matthew Flinders in the same year, and both Charles Grimes, acting surveyor-general, and Lieutenant Tuckey in 1803. The next explorers, Hamilton Hume and William Hovell came overland from Lake George in New South Wales in 1824, then in 1835 John Batman carried out more exploration.² European settlement began in June 1836 when settlers arrived from Launceston, Tasmania giving rise to the rapid pastoralisation of Greater Geelong during the 1830s and early 1840s.³

From the beginning the Wadawurrung people were dispossessed of their traditional land use practices, food gathering and customs, and coupled with the introduction of European diseases, the local population of the Wadawurrung was decimated.⁴

South Geelong was defined in the earliest plan for the township of Geelong. Developed by Government Surveyor Robert Hoddle and his assistant Henry Smythe during 1837-38, it presented a distinctive town planning feature of hierarchal layout of streets in early lot subdivision, linking the Barwon River to Corio Bay. South Geelong plays a pivotal role in Geelong’s European settlement from the 1850s until the 1920s, supporting the working middle class housing aspirations within walking distance of the CBD, and the port and riverside industrial areas.⁵

1 Rowe, D., About Corayo: A Thematic History of Geelong, City of Greater Geelong, 2021, page 67.
2 Rowe, About Corayo, pages 72-74.
3 Rowe, About Corayo, page 75.
4 Rowe, About Corayo, page 81.
5 Polic, G., South Geelong Heritage Precinct H01641 Peer Review, Ecology



Figure 3. View of 'Kardinia Villa' (east elevation) from Moorabool Street. Source: David Scott, City of Greater Geelong, 2022.

Figure 4. View of 'Kardinia Villa' (south) showing early 20th century weatherboard additions. Source: Places Weave Street View, 2023.

2.3 HERITAGE PLACE ASSESSMENT

THEMATIC PLACE HISTORY

The site is part of Crown Allotment 1 Section 31B (refer to Figure 5)

The main themes relating to 'Kelvendon', referring to Heritage Victoria's Framework of Historical Themes (2010), are:

GROWTH OF THE TRADE, BUILDING AND ARCHITECTURAL SECTORS (HISTORIC THEME 5)

At the time 'Kardinia Villa' was built, Geelong was experiencing a land boom. Between 1860 and 1900, there were at least 550 buildings erected in the City and surrounding districts⁶ leading to expansion of architectural practice and growth of the associated trade sector. In 1889 it was reported 'That there is a healthy vitality in Geelong is evidenced by the large extent of building which has been going on in the town proper during a period within the last two years.'⁷

South Geelong, along with central Geelong, was defined in the earliest town plan for the City, which connected the Barwon River to Corio Bay. The hierarchal street layouts and the early lot subdivision developed by Government Surveyor Robert Hoddle remain a distinctive feature of Geelong's town planning. South Geelong demonstrates the early period of the City's European settlement including the aspirations of the working middle class residents.⁸

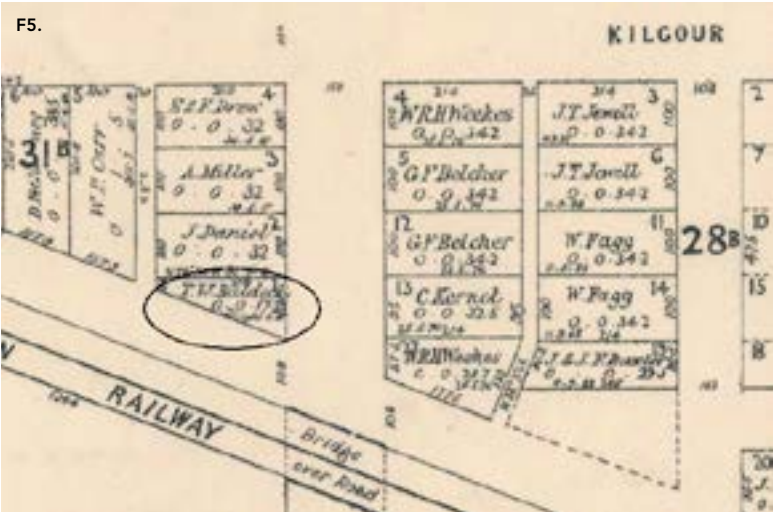


Figure 5. Part of City of Greater Geelong, Parish of Corio, County of Grant Source: MAPS 820 BJE 1837-GEELONG 1940, State Library of Victoria.

Figure 6. Illustrated Guide to Geelong and District, Geelong Progress Association, 1908. National Library of Australia.

⁶ Rowe, D., About Corayo: A Thematic History of Geelong, City of Greater Geelong, 2021, page 675

⁷ 'New Geelong', Geelong Advertiser, Monday 29 April 1889.

⁸ Ecology 7 Heritage Partners Pty Ltd, South Geelong Heritage Precinct HO1641, Peer Review, August 2022. Page 5.

2.3 HERITAGE PLACE ASSESSMENT

OWNERSHIP BY THOMAS WILLIAM BALDOCK (HISTORIC THEMES 2, 5)

Sec 31B Allotment 4, of 17 Perches was purchased on 30th May 1881 by ironmonger Thomas William Baldock (1824-1892). The land was originally part of Kardinia Park, the planning and later opening of the South Geelong Railway Station in November 1883, changing the physical shape of the land along the railway line. The Railway Bridge which opened in February 1913 also altered the southern end of Moorabool Street.

Thomas Baldock was born in London in 1824 and arrived in Geelong in 1850 with his family opening a new weatherboard shop and workshop in 1854 to house his successful ironmongery trade. As his business expanded to cater for the increasingly active building and trade sectors, Baldock relocated to a larger weatherboard shop and workshop in Ryrie Street in 1864-65.

‘Kardinia Villa’ was built in 1883. In 1888 tenders were advertised by Joseph Watts for the erection of a shop at 154 Ryrie Street for Thomas Baldock⁹. It was positively received at the time: ‘In the same locality, and within the past 18 months, two excellent shops have been constructed for Mr Baldock, one of which he occupies.... the whole being carried out at a cost of £350, by Mr James Durran, contractor, under the superintendence of Mr Watts, architect.’¹⁰

Thomas Baldock and Joseph Watts were known to each other through the tender and design of Baldock’s Ryrie Street shop. While there is a lack of lack of documentation¹¹ to confirm Watts as the architect of ‘Kardinia Villa’ not all his jobs would have been arranged through tender¹². There were approximately 130 tender advertisements by Watts between 1870 and 1890 and it seems logical that Watts would have continued his association with Baldock by designing the new Ryrie Street shop.

‘Kardinia Villa’ was originally built as a six-roomed brick house with a veranda. Thomas Baldock lived at the residence from 1884 to 1892 until his death. In 1894 tenders for the stock of ironmongery in the Trust estate of Baldock were advertised ending his business and association with Kardinia Villa.¹³

9 Geelong Advertiser, 22 February 1888

10 ‘New Geelong’, Geelong Advertiser, Saturday 11 May 1889.

11 South Geelong Heritage Precinct HO1641 Peer Review, Ecology & Heritage Partners Pty Ltd, August 2022, page 60.

12 Hill, R., ‘Geelong Biographical Index: Joseph Watts’, Investigator, Vol 25 No 1, March 1990 (pages 20-22)

13 ‘Town Talk’, Geelong Advertiser, Thursday 30 August 1984

ARCHITECT – JOSEPH WATTS (HISTORIC THEME 5)

Joseph Watts (1816-1893), architect and builder was born in England and is thought to have arrived in 1853. In 1865 he was first mentioned as an architect setting up an office on the corner of Ryrie and Bellarine Streets. Working during the building boom, he was known for introducing local materials into his designs such as Lethbridge bluestone, and Waurm Ponds limestone. In 1872 he was using cream coloured sandstone from the Waurm Ponds Quarry: ‘Mr J. Watts, builder and architect, of Geelong, was among the first to bring its merits as a building material prominently before the public.’¹⁴ J. A. Laird and T. Buchan were among his apprentices.

Watts designed commercial and residential buildings and established the partnership of Watts and Jackson Architects with John Jackson between 1881 and 1883. Surviving examples of Watts’ residential work include the Manager’s House (1878) and row of 6 workers cottages (1878), at the Barwon Paper Mill Complex in Fyansford and the Austen Hall and Terrace Complex, 217A Yarra Street which comprise two rows of six cottages (1887), Jubilee Hall and its Tower and Jubilee terrace of four buildings (1888). An important surviving example of his public work includes Eastern Cemetery Gatehouse (1888-89), at 141 Ormond Road, East Geelong.

20TH CENTURY OWNERS (HISTORIC THEME 6)

Jean Gibson first moved to 344 Moorabool Street with her parents in 1922. She was to stay there until the place was purchased by Ray and Jennifer Bantow in December 2006. At the time ‘Kardinia Villa’ was sold it was described as ‘derelict’, ‘to be sold for renovation or demolition, probably the later’. A neighbour had been in touch with the Health Department about rats on the property and ‘the house had become the bane of her life.’¹⁵ Jennifer and Ray Bantow embarked on an extensive two-year restoration project completed in 2008.

14 ‘The Waurm Ponds Quarry’, Geelong Advertiser, Friday 13 September 1872.

15 ‘Renovator’s dream for sale’, Geelong Advertiser, December 2006

F7.

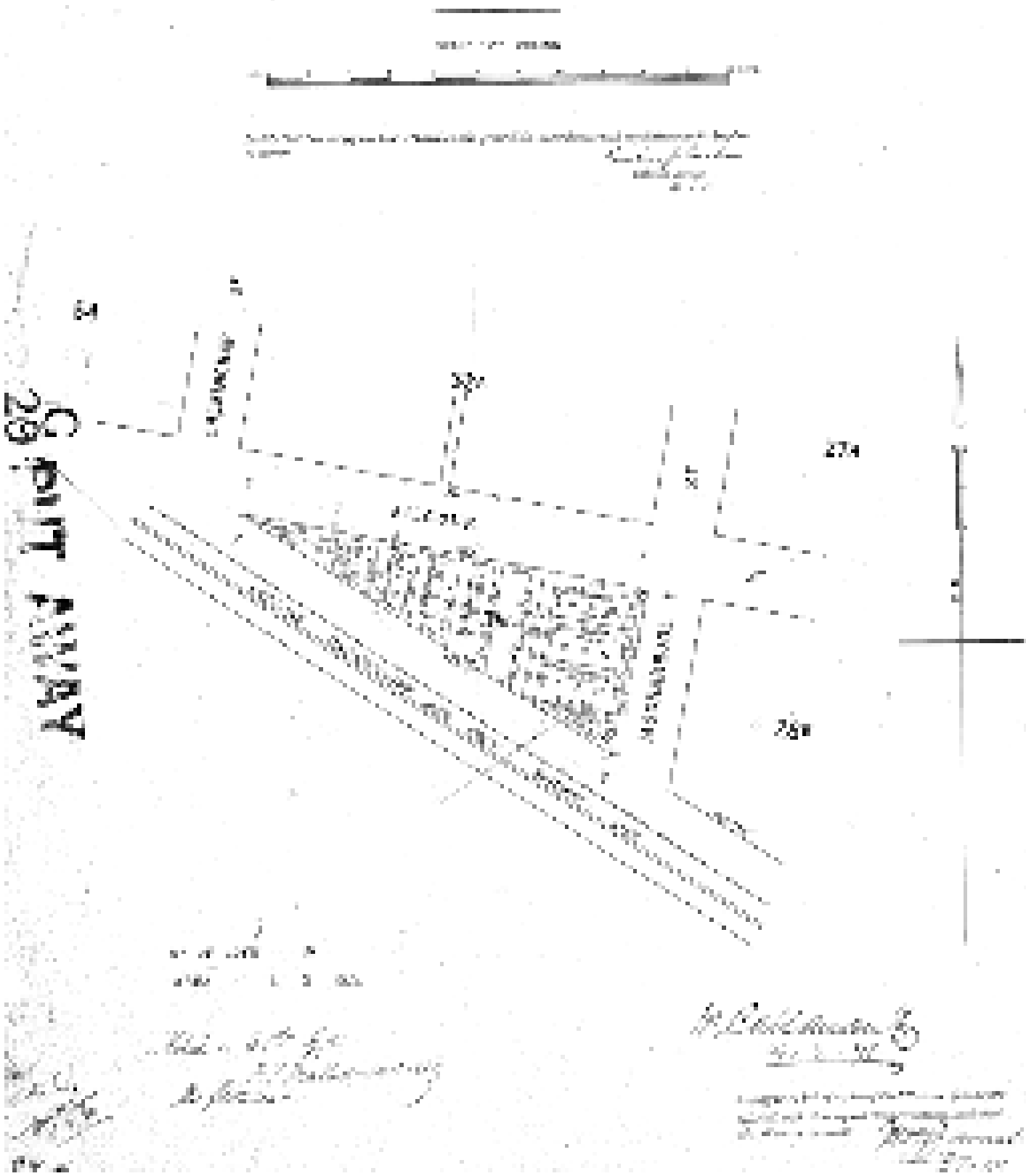


Figure 7. Plan of Subdivision of Section 31B Geelong, County of Grant, 1881. Plan G29/V1. Source: Landata.

2.3 HERITAGE PLACE ASSESSMENT

INTEGRITY

The overall integrity of ‘Kardinia Villa’ is high, retaining the original built form and key architectural features of the single storey Late Victorian brick dwelling. The most obvious changes are early 20th century kitchen, pantry and bathroom wings, and replacement of the original slate roof with corrugated iron.

The restoration of the house undertaken between 2006–2008 included replacement or restoration of architectural features using samples from the dwelling. These features include the Barrabool stone windowsills, geometric veranda balustrade, and decorative ironwork veranda valences and brackets in a ‘Rinceau’ pattern.



Figure 7. Geelong Advertiser, 12 January, 2006. Source: Courtesy Jennifer Bantow.



Figure 9. Detail of replacement Barrabool stone windowsills on the façade. Source: Janine Barrand, City of Greater Geelong, 2022.

Figure 10-13. (Clockwise from top-left) Photographic documentation showing the condition of the veranda pre-restoration, and post-restoration; Photographic documentation showing condition of south elevation post-restoration, and pre-restoration. Source: Courtesy Jennifer Bantow.

Figure 14. Geometric pattern veranda and balustrade & decorative ironwork veranda valences and brackets on the façade. Source: Janine Barrand, City of Greater Geelong, 2022.

2.4 COMPARATIVE ANALYSIS

KELVENDON, 1887



332 Moorabool Street, South Geelong

Like ‘Kardinia Villa’, ‘Kelvendon’ is an example of the type of housing owned by the wealthy and aspirational trade sector in the mid to late 19th century. Both were built in the Late Victorian style.

This place is currently not on the HO but is being considered for inclusion.

Source: David Scott, City of Greater Geelong, 2022

32 FITZROY STREET, GEELONG, 1883/84



HO927

A six-room house designed by the architectural firm Watts and Jackson. This place has the same chimneys, dichromatic brick detailing surrounding the front door and windows and veranda details as Kardinia Villa.

Source: Street View, 2023

8 GARDEN STREET, EAST GEELONG, 1885



HO937

Designed by Geelong architects Watts and Jackson the residence features cast iron veranda brackets and valances with a Rinceau pattern, timber veranda balustrades having a geometric pattern which are like ‘Kardinia Villa’.

Source: realestate.com.au, 2023

2.5 REFERENCES

Ecology & Heritage Partners Pty Ltd, South Geelong Heritage Precinct HO1641, Peer Review, August 2022

Hill, R., ‘Geelong Biographical Index: Joseph Watts’, Investigator, Vol 25 No 1, March 1990 (pages 20- 22)

Rowe, D., About Corayo: A Thematic History of Greater Geelong, City of Greater Geelong, 2021 Rowe, D., Urban Design Framework, South Geelong Railway Station, 2020

Bantow, J., Stage 3 Submission, South Geelong Interim Final Urban Design Framework, 10 April 2022 ‘New Geelong’, Geelong Advertiser, Monday 6 May 1889

‘New Geelong’, Geelong Advertiser, Saturday 11 May 1889

Public Records Office Victoria, VPRS 28/P0002, 50/100 Thomas Baldock: Grant of Probate, 15 October 1892

SCOPE TO ASSESSMENT

1. The Assessment is informed by an external and internal site visit conducted by Janine Barrand at the invitation of owner Mrs Jennifer Bantow on 19th December 2022.
2. The historical notes provided for this assessment are not considered to be an exhaustive history of the site.

KARDINIA VILLA 344 MOORABOOL STREET

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3.1 LOCATION DETAILS & HERITAGE OVERLAY

HERITAGE PLACE	House, 'Kelvendon'	UPI
ADDRESS	332 Moorabool Street, Geelong	
TRADITIONAL OWNERS	Wadawurrung Traditional Owner Aboriginal Corporation	
SIGNIFICANT DATE RANGE	1887 – 1901	
ARCHITECTURAL STYLE	Late Victorian	
TPOLOGY	Dwelling	
ASSESSED BY	Janine Barrand, Heritage Project Officer	
PEER REVIEWED BY	David Scott, Built Heritage Coordinator, Mim Butcher, Senior Heritage Officer	



Figure 15. Proposed Heritage Overlay Area. Source: Places Weave Street Nearmap, 2023



Figure 16. Location site of subject dwelling. Source: Places Weave Map View, 2023

3.2 STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

‘Kelvendon’ at 332 Moorabool Street, Geelong is of associative significance as an example of second-generation migrant wealth achieved through the trade sector by its owner, draper and Mayor of Geelong, Solomon Jacobs, and for its other associations with architect A. J. Derrick, plumbers Edwin and Frank Drew, and philanthropist Mary Cheetham (Criterion G & H), and historical significance an example of housing commissioned and lived in by the wealthy and aspirational trade sector from the mid to late nineteenth century (Criterion A), to the City of Greater Geelong.

WHAT IS SIGNIFICANT?

‘Kelvendon’ is a single storey, hipped roofed, brick dwelling in the Late Victorian style, built in 1887 and extended in 1901. The significant features of the place are:

- The original 1887 8-room house including polychromatic brickwork and chimneys, double-hung timber windows, centrally located entry door with side and high lights, hipped roof form, and cast- iron verandah columns.
- The 1901 house addition to the south-west including polychromatic brickwork and double-hung timber windows.

Features that are not of significance are:

- All outbuildings.
- Fences.

HOW IS IT SIGNIFICANT?

‘Kelvendon’ is of historical significance (Criterion A), and associative significance (Criterion G & H) to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

Kelvendon’ is an example of housing commissioned and lived in by the wealthy and aspirational trade sector from the mid to late nineteenth century. ‘Kelvendon’ is significant for its ability to demonstrate the effects of the land boom which saw the growth of the trade and commercial sectors and rise of speculators, architects, and builders in Geelong. (Criterion A).

‘Kelvendon’ is significant as an example of second-generation migrant wealth achieved through the trade sector by its owner, Solomon Jacobs. The place remains substantially unchanged since his occupation thereby providing an example of Jacobs’ original residence and living conditions. Its connection to mid- nineteenth century migration of Eastern Europeans to Victoria and the history of the Jewish community in Geelong is significant. (Criterion G).

‘Kelvendon’ is significant for its association with draper and Mayor of Geelong, Solomon Jacobs, the son of one of the earliest Jewish families to settle in Geelong. It is also associated with architect A. J. Derrick, plumbers Edwin and Frank Drew, and philanthropist Mary Cheetham. (Criterion H).

WHO ARE THE TRADITIONAL OWNERS/ REGISTERED ABORIGINAL PARTY FOR THIS PLACE?

The place is located on the traditional land of the Wadawurrung people. The Registered Aboriginal Party (RAP) under the Aboriginal Heritage Act 2006 for this land is Wadawurrung Traditional Owner Aboriginal Corporation (WTOAC).

3.3 HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

‘Kelvendon’ is located on a small residential block on the corner of Moorabool Street and Kilgour Street. There is a rear entry to the property from Kilgour Street. The current parcel of land is 813 sqm

The single storey 8-roomed brick house built in 1887 in the Late Victorian style is a symmetrical composition with a hipped roof of corrugated iron. As typical of the Late Victorian style, the house has polychromatic brickwork featuring a diamond motif and cream brick quoins. It is also typical of the period in its built form and in the decorative elements such cast iron veranda posts with decorative capital mouldings and double-hung, 4-panelled windows either side of an elaborate four-panelled door with side and high lights and two corbelled chimneys.

On the south-west side of the 1887 house is a setback brick extension built in 1901 during Solomon Jacobs’ period of ownership. This addition has a separate corrugated-iron clad hipped roof and polychromatic brickwork with a diamond motif that complement features of the original 1887 building.

There are several outbuildings to the rear of the property which include sheds with a corrugated iron skillion roof dating from the early twentieth century to the interwar period, and a brick structure with tiled gabled roof and skillion combining lathe and plaster with light weight stud construction most likely dating from the interwar period. While the outbuildings may have remnants of the 1901 weatherboard stable, c.1916 stable, coach house and woodshed, these features are not discernible. The outbuildings are not of significance to the place.

The site is predominantly concreted and there are no significant trees or evidence of the original garden layout.

PLACE HISTORY

CONTEXTUAL HISTORY

The subject site occupies the traditional land of the Wadawurrung people.

Prior to European exploration and colonisation and for at least 45,000 years, the land now known as the City of Greater Geelong was the land of the Wadawurrung Aboriginal people. The name of this language group traditionally meant ‘the people who belong to the water’, in reference to the rivers, creeks, lagoons and other water sources within the Wadawurrung boundary.¹

The earliest European exploration of the Greater Geelong area was by sea with only occasional forays ashore, including Lieutenant John Murray in 1802, Captain Matthew Flinders in the same year, and both Charles Grimes, acting surveyor-general, and Lieutenant Tuckey in 1803. The next explorers, Hamilton Hume and William Hovell came overland from Lake George in New South Wales in 1824, then in 1835 John Batman carried out more exploration.²European settlement began in June 1836 when settlers arrived from Launceston, Tasmania giving rise to the rapid pastoralisation of Greater Geelong during the 1830s and early 1840s.³

From the beginning the Wadawurrung people were dispossessed of their traditional land use practices, food gathering and customs, and coupled with the introduction of European diseases, the local population of the Wadawurrung was decimated.⁴

South Geelong was defined in the earliest plan for the township of Geelong. Developed by Government Surveyor Robert Hoddle and his assistant Henry Smythe during 1837-38, it presented a distinctive town planning feature of hierarchal layout of streets in early lot subdivision, linking the Barwon River to Corio Bay. South Geelong plays a pivotal role in Geelong’s European settlement from the 1850s until the 1920s, supporting the working middle class housing aspirations within walking distance of the CBD, and the port and riverside industrial areas.⁵

1 Rowe, D., About Corayo: A Thematic History of Geelong, City of Greater Geelong, 2021, page 67.
2 Rowe, About Corayo, pages 72-74.
3 Rowe, About Corayo, page 75.
4 Rowe, About Corayo, page 81.
5 Polic, G., South Geelong Heritage Precinct H01641 Peer Review, Ecology and Heritage Partners Pty Ltd, 2022, page 5.



F18.



F19.



F20.



F21.



Figure 17. View of 'Kelvendon' from the corner of Moorabool and Kilgour Streets. Source: David Scott, City of Greater Geelong, 2022.

Figure 18. Extension dating from 1901. Source: David Scott, City of Greater Geelong, 2022.

Figure 19. Interwar addition, possible kitchen/ wash house. Source: David Scott, City of Greater Geelong, 2022.

Figure 20. Remnant interwar addition. Source: David Scott, City of Greater Geelong, 2022.

Figure 21. Adapted outbuildings (1901- interwar), and rear yard with car storage. Source: David Scott, City of Greater Geelong, 2022.

3.3 HERITAGE PLACE ASSESSMENT

THEMATIC PLACE HISTORY

The subject site is part of Crown Allotment 4, Section 31B.

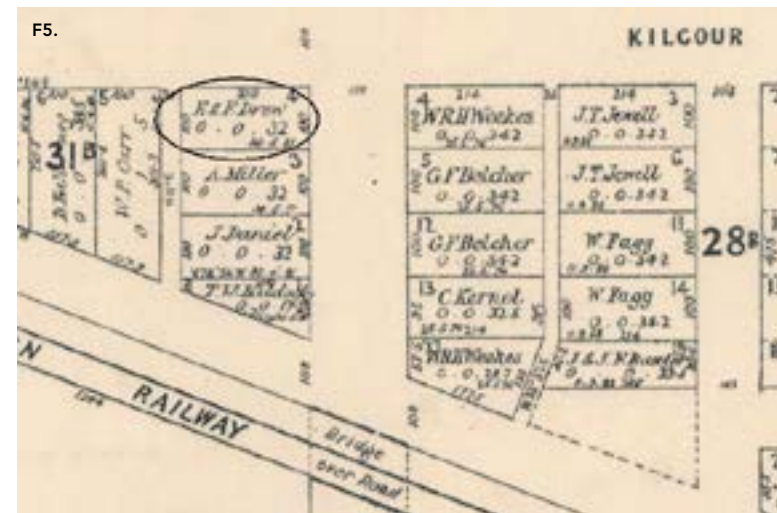
The main themes relating to 'Kelvendon', confirming to Heritage Victoria's Framework of Historical Themes (2010), are:

GROWTH OF THE TRADE, BUILDING AND ARCHITECTURAL SECTORS (HISTORIC THEME 5)

In 1881 Edwin (d.1898) and Frank Drew (d.1911), known as Messrs Drew Plumbers,⁶ who had a successful business in Geelong, purchased Allotment 4, Section 31B of 32 perches, the site now comprising 'Kelvendon'. The site was left unimproved up to 1887 when it is believed the Drew brothers commissioned architect Albert J. Derrick (1862-1931) to design and build a brick 6 room house, with bathroom and washhouse at 332 Moorabool Street which was later known 'Kelvendon'.

At the time 'Kelvedon'⁷ was built, Geelong was experiencing a land boom. Between 1860 and 1900, there were at least 550 buildings erected in the City and surrounding districts⁸ leading to expansion of architectural practice and growth of the associated trade sector. In 1889 it was reported 'That there is a healthy vitality in Geelong is evidenced by the large extent of building which has been going on in the town proper during a period within the last two years.'⁹

F5.



F6.



Figure 22. Part of the City of Geelong, Parish of Corio, County of Grant. Source: MAPS 820 BJE 1837-GEELONG 1940, State Library of Victoria.

Figure 23. Illustrated Guide to Geelong and District, Geelong Progress Association, 1908. National Library of Australia.

⁶ It is likely there were other businesses associated with Edwin and Frank Drew such as Messrs Bradley and Drew, Painters & Decorators, and Messrs Drew, Masons.

⁷ It is unknown where the name 'Kelvendon' originated from but the first recorded use of the name during the Swift family occupation was noted in the Geelong Advertiser, 30 March 1901.

⁸ Rowe, About Corayo, page 675.

⁹ 'New Geelong', Geelong Advertiser, Monday 29 April 1889.

3.3 HERITAGE PLACE ASSESSMENT

OWNERSHIP BY SOLOMON JACOBS AND 1901 ADDITIONS (HISTORIC THEMES 2, 5 & 7)

By 1889 ‘Kelvendon’ was owned by Solomon Jacobs (1861-1942), the son of Morris and Emma Jacobs who had arrived from England in 1852. Morris opened his first drapery shop selling clothing, boots, and shoes in Yarra Street in c.1854 during the gold boom, later moving to new, larger premises in Malop Street in 1871.

Solomon Jacobs was born in Geelong in 1861 and educated at Geelong Grammar School. It appears he was managing his father’s successful drapery business by 1897, although it was reported in 1917 that his father remained active: ‘Until about two years ago the late Mr Jacobs attended his shop every day’.¹⁰ Solomon Jacobs extended the operations of the business when he purchased J. M. Wallace & Co Drapery in Moorabool Street in 1901.¹¹

In 1895, while living at ‘Kelvendon’, Jacobs was elected as a representative for the Bellarine Ward and elected Mayor of Geelong in 1901-1902, serving again in 1928-1930 and 1938- 1939. His community work included Honorary Secretary of the Volunteer Fire Brigade and the Committee of the Free Library and Progress League of the Town Council. As Mayor, Alderman Solomon Jacobs (and Lady) were invited to attend the opening of the First Parliament of the Commonwealth of Australia in Melbourne on 9 May 1901.¹²

Solomon Jacobs occupied ‘Kelvendon’ for 13 years extending the property from six to eight rooms in 1901 by adding two extra brick rooms including a bathroom on the south side of the house as well as a weatherboard stable. In 1903, shortly after his first term as Mayor ended, Jacobs moved to ‘Blandford’ a 2 storey 11 room brick building with stables at 55 McKillop Street which was designed by architect A. J. Derrick in 1890.¹³ The property had been built for Alderman James Strong, a successful bootmaker in Geelong.

10 ‘Obituary. Geelong Centenarian’, Daily Mercury, McKay Queensland, Tuesday 20 December 1917

11 ‘From our Correspondent’, The Ballarat Star, Friday 15 February 1901.

12 ‘Our Invited Guests For the opening of the First Parliament of the Commonwealth of Australia. An Official Directory of the Guests invited to Melbourne May 9th, 1901’, L. W. Crow, Melbourne. Page 25.

13 Graeme Butler & Associates, Locally Significant Sites, Geelong Urban Conservation Study, Vol. 105, 1991.

ARCHITECT ALBERT J. DERRICK (HISTORIC THEME 6)

Albert James Derrick (1862-1931) was born in Melbourne arriving in Geelong with his family in c.1877. After working with prominent architect Joseph Watts, Derrick built up a successful practice in Geelong during the 1880s and was responsible for executing the largest number of buildings in the Geelong area during the period 1860-1900.¹⁴

There is architectural evidence that indicates the place can be attributed to Albert J. Derrick (1862- 1931).¹⁵ The polychromatic brickwork with a diamond motif, and cream brick quoins is typical of his work. Derrick’s architectural output during the 1880s and early 1890s in Geelong and the wider district was prolific.¹⁶ He designed commercial premises at the northern end of Moorabool Street,¹⁷ brick residences in Ryrie Street, Aberdeen Street Baptist Manse and ‘Blandford’ in McKillop Street which became the home of Solomon Jacobs. The extent and pace of building during the period may explain the lack of tender documents for some places including ‘Kelvendon’.

14 Rowe, D., ‘Architecture of Geelong 1860-1900’, Research Thesis, School of Architecture & Building, Deakin University, 1991. Vol 1, page 7.

15 Albert Derrick left his architectural practice in 1893 becoming the founding secretary of the Central Methodist Mission at Wesley Church, Melbourne.

16 ‘Peer Review. Heritage Report, 9 Bridge Road, Barwon Heads. Final Report’, Context, 29 June 2016.

17 ‘New Geelong’, Geelong Advertiser, Tuesday 30 April 1889.

MASSINGHAM. PHOTO
CR. SOL. JACOBS.



Figure 24. Solomon Jacobs, 1897. Source: The Book of Geelong: its people, places, industries, and amusements. Henry Franks & Co., Geelong, 1897. National Library of Australia (Figures 24 & 25).

Figure 25. Morris Jacobs Draper, Malop Street, Geelong 1897.

Figure 26. Albert James Derrick, Architect. Source: The Bendigo Independent, Saturday 5 October 1918.

3.3 HERITAGE PLACE ASSESSMENT

OWNERSHIP BY MARY CHEETHAM (HISTORIC THEMES 5 & 8)

Jacobs sold ‘Kelvendon’ to Mary Cheetham nee Mills (1838-1915) wife of Richard Cheetham (1836- 1900) owner of Cheetham Salt Proprietary. It is unknown if the residence was purchased in the name of Mary Cheetham for tax or other reasons although she appears to have lived at ‘Kelvendon’ from 1913 to 1915 her name appearing on rate notices and on the electoral role at 322 Moorabool Street in 1914.¹⁸

Mary Cheetham’s 1916 grant of probate describes the residence as ‘a seven roomed brick residence valued at £800 with a slate roof, bathroom, pantry, washhouse, stable, coach house of wood, and woodshed.’¹⁹ She left a personal estate of £32,156 and made donations to charities including the Geelong & District Infirmary and Benevolent Asylum, St Augustine’s Roman Catholic Orphanage, and the Geelong Female Refuge.²⁰

Mary Cheetham was the last public figure of significance to own the place. The brick outbuilding with tiled gabled roof and skillion possibly used as a washhouse and/or kitchen appears to have been added in the interwar period. The post war years following World War II in the late 1940s and 1950s witnessed additional building development in Moorabool Street. The late 20th century brought about replacement of some dwellings with multi-unit developments.²¹

¹⁸ Reference electoral role info

¹⁹ Public Records Office Victoria, VPRS 28/P0003 143/603 Mary Cheetham; Grant of Probate, 24 January 1916

²⁰ ‘Mrs Cheetham’s Estate. Gifts to Charities’, The Argus, 15 January 1916.

²¹ Rowe, D., ‘For South Geelong Railway Station Urban Design Framework. Heritage Character Study’, June 2020.

INTEGRITY

‘Kelvendon’ has high to moderate integrity, retaining its original built form and key features as a Late Victorian brick house. The 1901 extension, while built after the subject property, is a complementary addition. The most obvious change is the replacement of the original slate roof with corrugated iron.

There is no evidence of the original garden design, or plantings.

3.4 COMPARATIVE ANALYSIS

KARDINIA VILLA, 1887



344 Moorabool Street, South Geelong

Like ‘Kelvendon’, Kardinia Villa’ is an example of the type of housing owned by the wealthy and aspirational trade sector in the mid to late 19th century. Both were built in the Late Victorian style.

This place is currently not on the HO but is being considered for ainclusion.

Source: David Scott, City of Greater Geelong, 2022

BLANDFORD, 1890



53-55 McKillop Street, Geelong HO1641 | HO1019

A double storey Late Victorian place designed by architect Albert J. Derrick. Like ‘Kelvendon’ it features biochromatic brickwork with banding and quoins, and slender classical columns. ‘Blandford’ illustrates an intact iron frieze, brackets, and balustrade missing from ‘Kelvendon’. It was originally built for bootmaker and Alderman James Strong and owned by prominent Geelong citizen, Mayor, and Alderman Solomon Jacobs from 1903 to 1922.

Source: Street View, 2023

NEIMKE ROW HOUSES, 1885-86



325-327 Ryrie Street, Geelong HO1639 | HO1135

A Late Victorian styled row house pair, constructed of decorative, coloured brickwork linked by an ornate cast-iron veranda, adorned with a central arch. The place demonstrates typical details of the period including corniced chimneys, eaves brackets, panelled door side and top lights. The houses were designed by architect Albert J. Derrick.

Source: Streetview, 2023

3.5 REFERENCES

Bantow, J., Stage 3 Submission, South Geelong Interim Final Urban Design Framework, 10 April 2022

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The Book of Geelong: its people, places, industries, and amusements, Henry Franks & Co., Geelong, 1897 (page 32)

'New Geelong', Geelong Advertiser, Monday 29 April 1889 'New Geelong', Geelong Advertiser, Tuesday 30 April 1889 'New Geelong', Geelong Advertiser, Monday 6 May 1889 'New Geelong', Geelong Advertiser, Saturday 11 May 1889

'From our Correspondent', The Ballarat Star, Friday 15 February 1901

'Our Invited Guests For the opening of the First Parliament of the Commonwealth of Australia. An Official Directory of the Guests invited to Melbourne May 9th, 1901', L. W. Craw, Melbourne. Page 23

'Death of Leading Methodist. Mr A. J. Derrick, The Herald, Melbourne, Wednesday 23 December 1931

Public Records Office Victoria, VPRS 28/P0003 143/603 Mary Cheetham: Grant of Probate, 24 January 1916

Geelong Heritage Centre Archives, GRS1327/0048/26
Death Certificate of Mary Cheetham

SCOPE TO ASSESSMENT

1. Access to the heritage place was limited to a visual inspection from the public domain.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes for this assessment are not considered to be an exhaustive history of the site.

PENLEA

343 MOORABOOL STREET

4.1	Location Details & Heritage Overlay	330
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4.1 LOCATION DETAILS & HERITAGE OVERLAY

HERITAGE PLACE	House, 'Penlea'	UPI
ADDRESS	343 Moorabool Street, Geelong	
TRADITIONAL OWNERS	Wadawurrung Traditional Owner Aboriginal Corporation	
SIGNIFICANT DATE RANGE	1912-13	
ARCHITECTURAL STYLE	Federation	
TPOLOGY	Dwelling	
ASSESSED BY	Janine Barrand, Heritage Project Officer	
PEER REVIEWED BY	David Scott, Built Heritage Coordinator, Mim Butcher, Senior Heritage Officer	



Figure 27. Proposed Heritage Overlay Area. Source: Places Weave Nearmap, 2023



Figure 28. Location site of subject dwelling. Source: Places Weave Map View, 2023

4.2 STATEMENT OF SIGNIFICANCE

SIGNIFICANCE STATEMENT

‘Penlea’, at 343 Moorabool Street, Geelong is of historical and associative significance as the earliest documented dwelling designed by architect Percy Everett (Criterion A & H), and of aesthetic significance as an intact example of a Federation Arts and Crafts house (Criterion E) to the City of Greater Geelong.

WHAT IS SIGNIFICANT?

‘Penlea’ is a single storey weatherboard dwelling in the Federation style incorporating Arts and Crafts influences, built in 1912-13.

The significant features of the place are:

- The original weatherboard house form including steeply pitched hipped roof form with front gable and contiguous verandah roof
- The original house decorative elements including four tall, red brick chimneys with bands of rough cast render, projecting timber-framed bay window with original stained-glass, other timber-framed windows, other original stained-glass glazing, and verandah turned timber posts, eave brackets and fretwork.

Features that are not significant are:

- Contemporary metal-framed windows, metal window safety bars and timber access ramp.
- Modern metal shed.
- Rough stone fence border and low timber fence.

HOW IS IT SIGNIFICANT?

‘Penlea’ is of historical significance (Criterion A), aesthetic significance (Criterion E), and associative significance (Criterion H) to the City of Greater Geelong.

WHY IS IT SIGNIFICANT?

‘Penlea’ is historically significant as the earliest documented domestic house designed by notable Geelong-born architect Percy Everett. (Criterion A)

‘Penlea’ is significant for its association with architect Percy Everett who was the first architectural student at Gordon Institute of Technology and became the Chief Architect of the Victorian Public Works Department. (Criterion H)

‘Penlea’ is of aesthetic significance as an intact example of a Federation Arts and Crafts house which has retained its original footprint and architectural features. (Criterion E)

WHO ARE THE TRADITIONAL OWNERS/ REGISTERED ABORIGINAL PARTY FOR THIS PLACE?

The place is located on traditional land of the Wadawurrung people. The Registered Aboriginal Party under the Aboriginal Heritage Act 2006 for this land is Wadawurrung Traditional Aboriginal Corporation (WTOAC).

4.3 HERITAGE PLACE ASSESSMENT

PHYSICAL DESCRIPTION

‘Penlea’ currently forms a small residential holding on an oblong block at 343 Moorabool Street, Geelong. The current parcel of land is 726 sqm, situated on the corner of Moorabool and Carr Streets, Geelong.

The single storey weatherboard house built in 1912-13 is built in the Federation style incorporating Arts and Crafts influences. As typical of Federation Arts and Crafts style designs, the house has a steeply pitched corrugated iron roof with gable end with timber battens, projecting bay and side verandah. It is also typical of Federation Arts and Crafts houses in its built form and decorative features such as turned timber posts, eaves brackets, fretwork detail, Art Nouveau-style stained-glass windows and four tall, red brick chimneys with bands of rough cast render.

Site adaptations to the rear of the dwelling including c.2000s metal framed windows, a timber access ramp and modern metal shed are not significant. At the front and south elevation of the dwelling appear ‘spear tip’ window bars, a rough stone fence border, low timber fence which are not significant. There are no significant plantings.

Entry to the rear of the property is via Strong Street. The streetscape next to the subject place on Moorabool Street is largely intact comprising interwar brick bungalows, and a nineteenth century timber Victorian house.

Figure 29. ‘Penlea’. Source: Jennifer Bantow, National Trust of Australia (Victoria), 2022.





Figure 30. View of the front façade of 'Penlea' showing projecting bay, eaves brackets and stained-glass window (Covered by modern 'spear-tip' window bars). Source: David Scott, City of Greater Geelong, 2022.

Figure 31. Red brick chimney showing bands of rough cast render (east elevation). Source: David Scott, City of Greater Geelong, 2022.



Figure 32. North elevation showing return verandah, eaves brackets, and timber fretwork detail. Source: David Scott, City of Greater Geelong, 2022

Figure 33. Detail of rough cast gable, eaves brackets and timber fretwork. The view also shows infill coloured glass on verandah end installed post completion. Source: David Scott, City of Greater Geelong, 2022

Figure 34. East elevation showing adapted rear access, with contemporary metal framed windows. Source: David Scott, City of Greater Geelong, 2022

Figure 35. South elevation showing an example of modern 'spear tip' window bars, infill coloured glass, and eaves brackets. Source: David Scott, City of Greater Geelong, 2022

4.3 HERITAGE PLACE ASSESSMENT

PLACE HISTORY

CONTEXTUAL HISTORY

The subject site occupies the traditional land of the Wadawurrung people.

Prior to European exploration and colonisation and for at least 45,000 years, the land now known as the City of Greater Geelong was the land of the Wadawurrung Aboriginal people. The name of this language group traditionally meant ‘the people who belong to the water’, in reference to the rivers, creeks, lagoons and other water sources within the Wadawurrung boundary.¹

The earliest European exploration of the Greater Geelong area was by sea with only occasional forays ashore, including Lieutenant John Murray in 1802, Captain Matthew Flinders in the same year, and both Charles Grimes, acting surveyor-general, and Lieutenant Tuckey in 1803. The next explorers, Hamilton Hume and William Hovell came overland from Lake George in New South Wales in 1824, then in 1835 John Batman carried out more exploration.²European settlement began in June 1836 when settlers arrived from Launceston, Tasmania giving rise to the rapid pastoralisation of Greater Geelong during the 1830s and early 1840s.³

From the beginning the Wadawurrung people were dispossessed of their traditional land use practices, food gathering and customs, and coupled with the introduction of European diseases, the local population of the Wadawurrung was decimated.⁴

South Geelong was defined in the earliest plan for the township of Geelong. Developed by Government Surveyor Robert Hoddle and his assistant Henry Smythe during 1837-38, it presented a distinctive town planning feature of hierarchal layout of streets in early lot subdivision, linking the Barwon River to Corio Bay. South Geelong plays a pivotal role in Geelong’s European settlement from the 1850s until the 1920s, supporting the working middle class housing aspirations within walking distance of the CBD, and the port and riverside industrial areas.⁵

1 Rowe, D., About Corayo: A Thematic History of Geelong, City of Greater Geelong, 2021, page 67.
2 Rowe, About Corayo, pages 72-74.
3 Rowe, About Corayo, page 75.
4 Rowe, About Corayo, page 81.
5 Polic, G., South Geelong Heritage Precinct HO1641 Peer Review, Ecology and Heritage Partners Pty Ltd, 2022, page 5.

THEMATIC PLACE HISTORY

The site is City of Greater Geelong is Allotment 27 Section 28B.

The main themes relating to ‘Kelvendon’, referring to Heritage Victoria’s Framework of Historical Themes (2010), are:

SOUTH GEELONG (HISTORIC THEME 6)

Allotment 27, Section 28B was sold to William Robert Howe Weekes (c.1797-1885) in 1881. Weekes was the first Town Surveyor for the City of Geelong Corporation and owned property in McKillop Street as well as landholdings in North Geelong, Polwarth, and Wallington.

South Geelong, along with central Geelong, was defined in the earliest town plan for the City, which connected the Barwon River to Corio Bay. The hierarchal street layouts and the early lot subdivision developed by Government Surveyor Robert Hoddle remain a distinctive feature of Geelong’s town planning. South Geelong demonstrates the early period of the City’s European settlement including the aspirations of the working middle class residents.⁶

PERCY EVERETT AND ‘PENLEA’ (HISTORIC THEMES 5, 8)

‘Penlea’ at 344 Moorabool Street was built in 1912-1913 and designed by architect Percy Everett (1888- 1967) for his sister Ethel Blanche Everett who married plumber John Gotleib Gogoll in November 1911⁷. It was designed as 5 room weatherboard home with wash house which was the couple’s marital home up to 1945.

By the time Everett designed ‘Penlea’ he had gained extensive architectural experience with the Geelong Harbour Trust, and as a junior partner with the firm Seeley, King & Everett. He had also completed architectural studies at the Gordon Institute of Technology and in 1911 gave a lecture on ‘The Model House for Australians’.⁸

6 Ecology 7 Heritage Partners Pty Ltd, South Geelong Heritage Precinct HO1641, Peer Review, August 2022. Page 5.
7 Marriages. Gogoll-Everett’, Geelong Advertiser, Saturday 18 November,1911
8 ‘A Lecture by Mr Percy Everett’, Geelong Advertiser, Wednesday 30 August,1911

Penlea’ was designed before Percy Everett moved to Melbourne and made his first architectural study tour of Europe which he undertook from March to October 1913. Everett was farewelled at an event at the Gordon Institute at which he referred to his father ‘who had backed him up all along the line.’⁹He was welcomed home with equal fanfare and ‘spoke at some length on his travels.’¹⁰

It is likely that family connections helped advance Everett’s architectural career. His father had become a successful carriage builder in Mercer Street who also established a building business that included landholdings in Geelong West. Everett assisted with aspects of the business later reflecting that ‘A youthful prospective architect was also ‘roped in’ to plan a building a little more modern each year. Trends were changing annually even then, when bull-nosed verandahs preceeded (sic) what were later dubbed Queen Anne high pitched roofs, and later filagree patterning around the verandahs. One thus gained a liking for planning around the turn of the century.’¹¹

The evidence that Everett was the architect is confirmed firstly through his sister’s marriage to Joseph Gogoll who is listed as the ratepayer at 344 Moorabool Street. Richard Aitken’s Edwardian Geelong: an architectural introduction¹² confirms that Everett designed the place based on information in the possession of his two sisters, Miss Ethel Everett, and Mrs Ivy Shirley. This has been corroborated in 2023 by Aitken who has confirmed diary records and proof sheets of ‘Penlea’ from his visit to the Everett sisters on 20 September 1979 and 11 October 1979.¹³

9 Mr P. Everett Farewelled’, Geelong Advertiser, Saturday 11 March,1913.
10 Gordon College Students’, Geelong Advertiser, Tuesday 14 October,1913
11 Everett, P., ‘Tall Stories’, Geelong Advertiser, Saturday December 31, 1960
12 Aitken, R., Edwardian Geelong: an architectural introduction, Deakin University Research Report, 1979
13 Email from Richard Aitken to Janine Barrand, Sunday 22 January, 2023

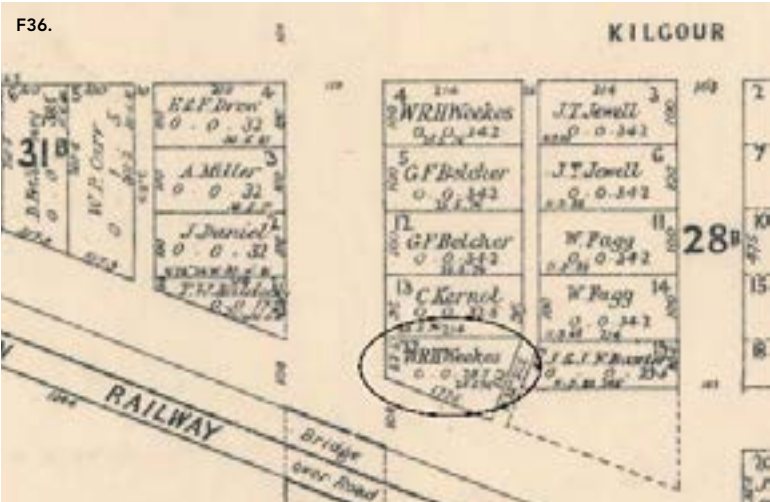


Figure 36. Part of the City of Geelong, Parish of Corio, County of Grant. Source: MAPS 820 BJE 1837-GEELONG 1940, State Library of Victoria.
Figure 37. ‘Penlea’, c.1930. Source: Everett Family Collection. Courtesy Richard Aitken.

4.3 HERITAGE PLACE ASSESSMENT

ARCHITECT – PERCY EVERETT
(HISTORIC THEMES 5, 8)

Percy Edgar Everett (1888-1967) was born at 21 Weller Street, Geelong West, the seventh child of Joseph Everett, a blacksmith from England, and his Australian-born wife, Emma Mary (nee Elliott). As a 17-year-old in 1905 he was articled to architect William Henry Cleverdon (1855-1930) and in 1906 Percy Everett enrolled at the Gordon Institute of Technology as the first student of architecture¹⁴ studying at night four nights a week. He eventually became of member of the Building and Architecture Instructional staff.

Everett was next employed by the Geelong Harbour Trust as an architectural draftsman from 1907 to 1910. While at the Trust, Everett worked under engineer Mr A. C. McKenzie on Sparrovale Farm and contributed to designing the Wool Dumping Store¹⁵ at the end of Yarra Pier which was leased to the Wool Pressing and Contracting Company.

In 1910 he became a junior partner of Seeley, King & Everett initially working primarily on industrial projects such as woollen mills and factories. In 1912 while with the firm, Everett designed the King Edward VII Sailor’s Rest at 3 Moorabool Street, Geelong.

In 1913 Everett embarked on a study tour which he describes in ‘On Getting Abroad’ a lecture he gave to the Royal British Institute of British Architects. After starting in Egypt and following architectural development to Italy, Everett went on to say that ‘London stands right out and alone as the best city for one’s observation...Of the capitals of the other European countries, much may be said. Berlin was, to me, the finest city on the Continent.’¹⁶

Shortly after Everett’s return from overseas Seeley, King and Everett were bought out by Laird and Buchan however, he remained an architect in association with the company from 1914 to 1934.

14 Aitken. R., *Edwardian Geelong: an introduction*, Deakin University, November 1977. Page 10.

15 Further research is required to determine Percy Everett’s role on the Wool Dumping Store however this is outside the scope of this Heritage Assessment.

16 Everett, P., ‘On Getting Abroad’, *Royal Institute of British Architects Journal of Proceedings*, no. 1, 31 August, 1913 p.45.

17 Percy Everett’s sister Elsie Ivy Everett (later Mrs Ivy Shirley) also studied at the Gordon Technical College. It is unknown what role Elsie Everett played in the design of her home at 30 Volum Street, Manifold Heights. The place has been attributed to Percy Everett.

World War I had put a hold on architectural practice and construction, so Percy Everett moved to Melbourne in 1914 and took up the position of Headmaster of the Brunswick Technical College in 1916.

It was during this period that Everett designed a house for his sister Ivy Shirley¹⁷ at 30 Volum Street, Manifold Heights. He was also helping his father with properties at Weller Street, Geelong West thereby keeping his private practice going.

Percy Everett is most well-known for his role as the Chief Architect of the Victorian Public Works Department. Appointed in 1934 Everett was responsible for the construction and maintenance of the State’s public buildings, including courthouses, police stations, prisons, psychiatric hospitals, schools, and tertiary institutions.

In 1960-19161 Percy Everett wrote ‘Tall Stories’ which was published in the Geelong Advertiser. This series of over 20 articles about architecture provide further insight into Everett’s career.

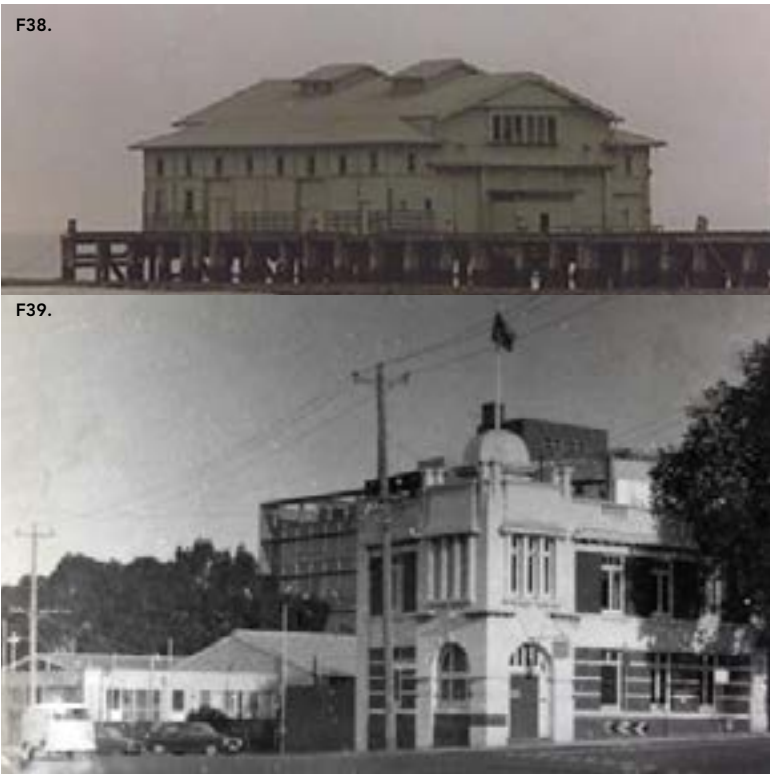


Figure 38. Wool Dumping Store, Yarra Street Pier Geelong Harbour Trust, 1908. Source: Ken Hirst Pinterest.

Figure 39. King Edward VII Sailor’s Rest, c.1960s. Source: Mission to Seafarers Victoria, Victorian Collections.

Figure 40. 500 Victorians, 1934. Source: National Library of Australia.

F40.



PERCY EVERETT
F.R.A.I. F.R.I.A.
CHIEF ARCHITECT, STATE PUBLIC WORKS.
Born at Geelong, 26th June, 1888.

Graduate of the Gordon Institute of Technology, Geelong. Among the architectural competition awards gained in private practice were the Lady Forster Maternity Block, Queen Victoria Memorial Hospital, Melbourne, and the Civic Centre at Geelong, comprising the War Memorial Foyer and the Hitchcock Memorial Pavilion.

4.3 HERITAGE PLACE ASSESSMENT

INTEGRITY

‘Penlea’ has high integrity, retaining the original built form and key features of a single-storey Federation Arts and Crafts weatherboard dwelling.

The original finial and decorate ridge capping were removed at the time the corrugated iron roof was changed. The decorative timber fretwork on the west elevation has been infilled with coloured glass probably a short time after completion.

External changes have been minor and are reversible. They include the ‘spear-tip’ window bars, external access ramp and changes to window hardware and hard and soft landscaping and fencing.

4.4 COMPARATIVE ANALYSIS

30 VOLUM STREET, 1915



30 Volum Street, Manifold Heights, 1915
HO775 – Regional Significance

Designed in 1915 by Percy Everett for his sister, Ivy Shirley, it may be the last domestic building designed by him in Geelong. The garden, fence hedge and house have an excellent degree of integrity and it is of regional significance. It shows Everett’s evolution as an architect 2 to 3 years after designing ‘Penlea’.

Source: realestate.com

KING EDWARD VII SAILOR’S REST, 1912



King Edward VII Sailor’s Rest and stained-glass windows, 1912
3 Moorabool Street, Geelong
HO HO1638 I HO221

This two-storey brick and cement rendered Edwardian period structure was designed by architects Seeley, King and Everett, the design being attributed to Percy Everett, this is an important early public work of Everett. The art nouveau stained glass window is like that at ‘Penlea’.

Source: Geelong Advertiser, 28 March, 2014

20 BOURKE CRESCENT, 1908



Residence, 20 Bourke Crescent, Geelong, 1908
HO1644

Designed by architects Laird & Barlow demonstrating design qualities of a federation style. These qualities include the central hipped roof, projecting gable roof, asymmetrical composition and unpainted brick and strapped chimneys.

Source: realestate.com

4.5 REFERENCES

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‘A Lecture by Mr Percy Everett’, Geelong Advertiser, Wednesday 30 August 1911

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SCOPE TO ASSESSMENT

1. Access to the heritage place was limited to a visual inspection from the public domain.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes for this assessment are not considered to be an exhaustive history of the site.
4. Edwardian Geelong: an introduction, Richard Aitken, Deakin University 1977, and email correspondence with Richard Aitken in January 2023 has been the major source of reference to confirm Everett as the architect of ‘Penlea’.
5. Volumes I, II & III of ‘An overview of Percy Everett’s architectural career 1908-1967’, Richard Swansson, Investigative Project B2, University of Melbourne, Faculty of Architecture and Planning is available from the Victorian Government Library Service. Only Volumes I & II were able to be accessed from The University of Melbourne.

CITY OF GREATER GEELONG

PO Box 104

Geelong VIC 3220

P: 5272 5272

E: contactus@geelongcity.vic.gov.au

www.geelongaustralia.com.au

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