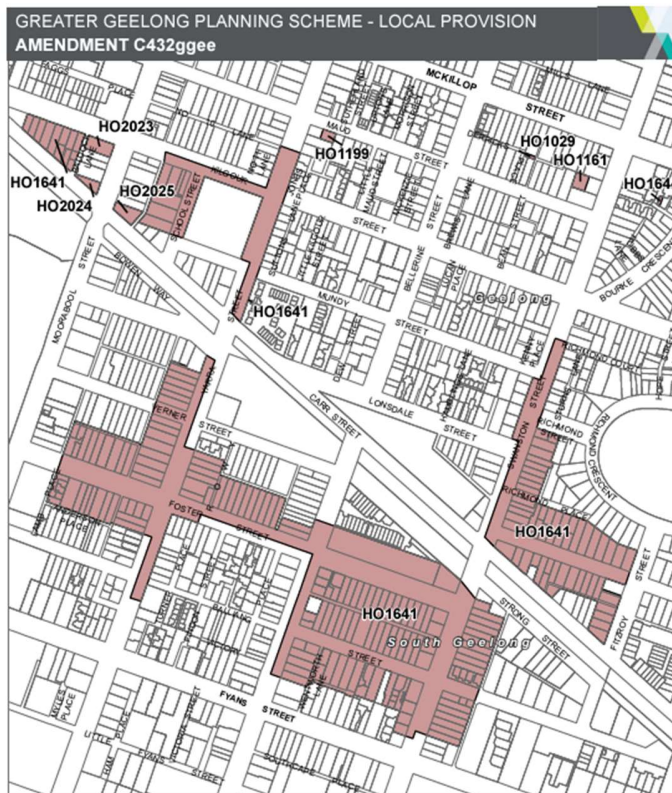


Planning Panel Hearing

South Geelong Urban Design Framework C432



Prepared for Greater Geelong City Council
October 2024
Statement of Evidence
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1.0 Introduction

1.1 Name, qualifications and experience

My name is Helen Lardner, and I am the Director of HLCD Pty Ltd, a successful and award-winning heritage architecture consultancy in Victoria for over 30 years. I am a registered architect with a Masters in Architecture from the University of Melbourne. For six years until June 2014, I was a member of the Heritage Council of Victoria and Chair of Registrations for five of those years. I was a historic expert member of the Australian Heritage Council for three years until December 2014. In 2016-17, I was a sessional member of Planning Panels Victoria, and I am currently a member of the Victorian Design Review Panel, having been a member since 2016. I have provided expert evidence to VCAT and Planning Panel hearings on many occasions.

My work involves providing advice on design and heritage matters, including compliance with heritage legislation at local, state and Commonwealth levels. I have authored a number of heritage planning guidelines for local and state government, several of which are in current use in a number of municipalities, including Hobsons Bay, Whitehorse and Geelong. HLCD Pty Ltd has been providing heritage advice to local government since 1991, including the Greater Geelong Council, Hobsons Bay City Council, Melbourne City Council, Nillumbik Shire Council, Whitehorse City Council and Mornington Peninsula Shire.

I am the immediate past president of Australia ICOMOS. Since 2008 I have been an expert member of ICOMOS Twentieth Century Heritage International Scientific Committee and from 2006 I have been Coordinator for The International Committee for the Conservation of Industrial Heritage (TICCIH) in Australia. I have undertaken Australian and international work on World Heritage Listed properties in the United Kingdom, China and Japan since 2013.

I was a member of the Deakin University Cultural Heritage and Museum Studies Academic Advisory Board from 2011 to 2022. Currently I am a member of the Member of the Advisory Board of the Australian Centre for Architectural History, Urban and Cultural Heritage (ACAHUCH) at the University of Melbourne and have lectured at tertiary level in architecture and heritage both in Australia and overseas. I am a current member of the Australian Institute of Architects.

My expertise includes assessments of significance and advice for appropriate development for heritage places and precincts.

1.2 Instructions

On 3rd September 2024, I was asked by Mr Peter Smith, Coordinator Strategic Implementation at the City of Greater Geelong to:

- Review his brief letter, exhibited amendment material, Council reports, relevant background documents and submissions relevant to heritage controls.

- Provide my opinion on the amendment particularly as it relates to my expertise as a heritage expert.
- Prepare an expert witness report in accordance with the Planning Panels Victoria Practice Note 1 and have regard to:
 - whether or not the Amendment addresses VPP Practice Notes and Ministerial Directions
 - any other matters which I consider arise from the Amendment documentation and background material
 - the matters raised in submissions to the amendment
 - other expert witness reports prepared on behalf of other parties
- Appear and present my expert witness at the Panel Hearing

1.3 Background, facts, matters and assumptions

I inspected the South Geelong Urban Design Framework study area in October 2024. The photographs in this report are mine unless identified from another source. Dr Peter Mills, historian, provided me with some primary source material for School Street properties. In preparing the statement of evidence, information which I have reviewed was largely from the [C432ggee webpage](#) and includes:

- Exhibited amendment documents including schedules, maps and statements of significance
- Council meeting minutes of 27 September 2022
- Council meeting minutes of 27 August 2024
- South Geelong UDF Heritage Review 2023
- South Geelong Urban Design Framework Sept 2022
- Submissions to the amendment
- Greater Geelong Planning Scheme
- Planning Practice Note PPN01
- Planning Panels Victoria - Guide To Expert Evidence

In this statement, I have addressed matters which relate to heritage issues arising from the amendment. Other matters have not been addressed in this statement.

I consider that this statement addresses the matters in which I am instructed. I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance, which I regard as relevant, have to my knowledge been withheld from the Panel.



Helen Lardner, Architect, Director HLCD Pty Ltd

2.0 Summary of Opinions

The Greater Geelong municipality has valued and protected its heritage for decades. The existing planning scheme provides appropriate protection for many places in the Heritage Overlay.

Amendment C432 proposes to implement the South Geelong Urban Design Framework into the Greater Geelong Planning Scheme by introducing new planning policy, rezoning land to new residential zones, and the Mixed Use Zone, and applying the Design and Development Overlay, Heritage Overlay, Public Acquisition Overlay and Environmental Audit Overlay to nominated properties.

The amendment proposes to make the following changes in relation to the Heritage Overlay:

- Amends Planning Scheme Map Nos. 49HO and 50HO to:
 - apply HO1641 to an additional 193 properties in the City South Heritage Area.
 - apply HO2023, HO2024 and HO2025 to three individual properties on Moorabool Street.
 - apply HO1029, HO1161, HO1199, HO1644 to selected properties to correct mapping anomalies.
 - remove HO1641 from 8 properties that lack any defining heritage attributes or that have the Heritage Overlay applied incorrectly.
 - remove HO999 from 315-323 Latrobe Terrace.

- Amends the Schedule to Clause 43.01 Heritage Overlay to insert HO2023, HO2024 and HO2025 and amend HO1641 to insert places where prohibited uses are permitted.

- Amends the Schedule to Clause 72.04 Incorporated Documents to:
 - Replace HO1641 City South Residential Heritage Area Statement of Significance (2022) with a revised City South Heritage Area Statement of Significance (August 2023)
 - Insert Statements of Significance for HO2023, HO2024 and HO2025.
 - Replace HO1641 City South Residential Heritage Area Heritage Design Guidelines (2022) with revised City South Heritage Area Heritage Design Guidelines (July 2023).

Generally, the suite of Amendment 432 documentation and supporting documents is appropriate with regard to the proposed Heritage Overlay changes and is supported.

Amendment 432 relies on the *South Geelong UDF Heritage Review 2023* for assessments and the Statements of Significance. This document is thorough, based on the *Australia ICOMOS Burra Charter* which is best practice, and provides strong support for places to be included in the Heritage Overlay. As required by PPN01, the Heritage Review applies the criteria to proposed heritage places. Relevant criteria are listed in the Statements of Significance which will be an incorporated document in the planning scheme.

Amendment C432 is supported in relation to the application of the Heritage Overlay with the following suggested amendments arising from the submissions:

- 262 Bellerine Street South Geelong should not be included in the Heritage Overlay.

- 264 Bellerine Street South Geelong should not be included in the Heritage Overlay.
- The properties at 65, 67, 69, 71 and 73 Kilgour Street should be considered as part of a future amendment as they meet the threshold to be contributory to HO1641.
- The north side of Kilgour Street between Moorabool Street and Swanston Street, except for the properties in the proposed RGZ4 facing Moorabool Street, should be zoned GRZ5. This means that 65, 67, 69, 71 and 73 Kilgour Street would be zoned GRZ5 not RGZ4.

3.0 South Geelong

3.1 Map of South Geelong Urban Design Framework study area

The South Geelong Urban Design Framework study area is generally bounded by McKillop Street to the north, Fyans Street to the south, Latrobe Terrace to the west and variously by Fitzroy Street, Garden Street, Carr Street and a laneway to the east. Refer to the map below.

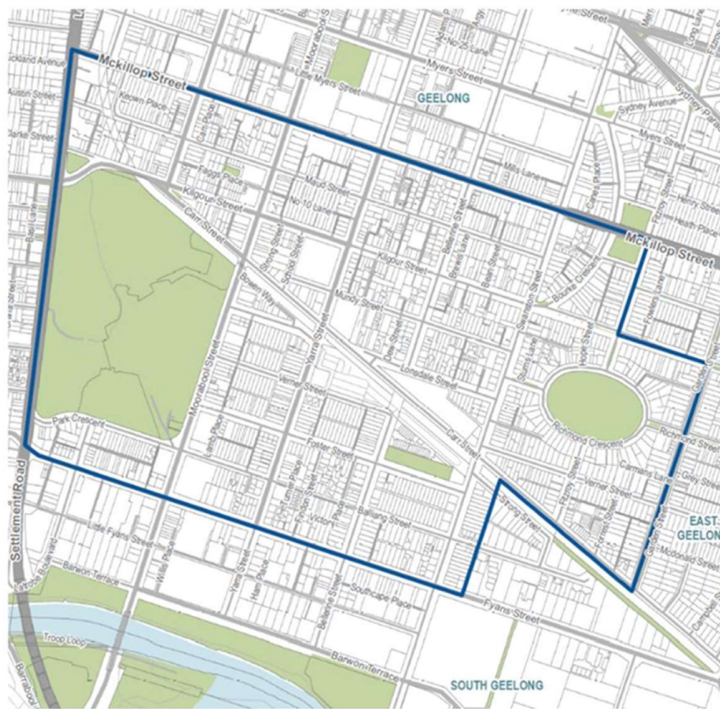


Fig 1: The South Geelong Urban Design Framework study area shown in blue (Amendment C432ggee Explanatory Report)

3.2 Existing Heritage Overlay, Guidelines and policies

The Greater Geelong municipality has valued and protected its heritage for decades. There are many places included in the Heritage Overlay and subject to heritage policies in the planning scheme. These include the Heritage Overlay provisions at 43.01 and state and local policies at 15.03-1S and 15.03-1L.

The South Geelong Urban Design Framework study area is included on Greater Geelong Maps 49HO and 50HO. Refer to fig 2 which shows the existing areas in the Heritage Overlay shaded pink. Heritage Design Guidelines have been in place in the municipality since the early 1990s.



Fig 2: Extracts of Greater Geelong Maps 49HO and 50HO showing the existing areas in the Heritage Overlay shaded pink.

4.0 Amendment C432

4.1 Amendment C432

The amendment proposes to implement the South Geelong Urban Design Framework into the Greater Geelong Planning Scheme by introducing new planning policy, rezoning land to new residential zones, and the Mixed Use Zone, and applying the Design and Development Overlay, Heritage Overlay, Public Acquisition Overlay and Environmental Audit Overlay to nominated properties.

4.2 Proposed Heritage Overlay changes

The amendment proposes to make the following changes in relation to the Heritage Overlay:

- Amends Planning Scheme Map Nos. 49HO and 50HO to:
 - apply HO1641 to an additional 193 properties in the City South Heritage Area.
 - apply HO2023, HO2024 and HO2025 to three individual properties on Moorabool Street.
 - apply HO1029, HO1161, HO1199, HO1644 to selected properties to correct mapping anomalies.
 - remove HO1641 from 8 properties that lack any defining heritage attributes or that have the Heritage Overlay applied incorrectly.
 - remove HO999 from 315-323 Latrobe Terrace.

- Amends the Schedule to Clause 43.01 Heritage Overlay to insert HO2023, HO2024 and HO2025 and amend HO1641 to insert places where prohibited uses are permitted.

- Amends the Schedule to Clause 72.04 Incorporated Documents to:
 - Replace HO1641 City South Residential Heritage Area Statement of Significance (2022) with a revised City South Heritage Area Statement of Significance (August 2023)
 - Insert Statements of Significance for HO2023, HO2024 and HO2025.
 - Replace HO1641 City South Residential Heritage Area Heritage Design Guidelines (2022) with revised City South Heritage Area Heritage Design Guidelines (July 2023).

The map at figure 3 shows the proposed new Heritage Overlay places within the study area. The revised City South Heritage Area Statement of Significance (August 2023) is attached at 7.1 as it applies to some of the properties raised by the submitters. The revised City South Heritage Area Heritage Design Guidelines (July 2023) are attached at 7.2.

Generally, the suite of Amendment 432 documentation and supporting documents is appropriate with regard to the proposed Heritage Overlay changes and is supported.

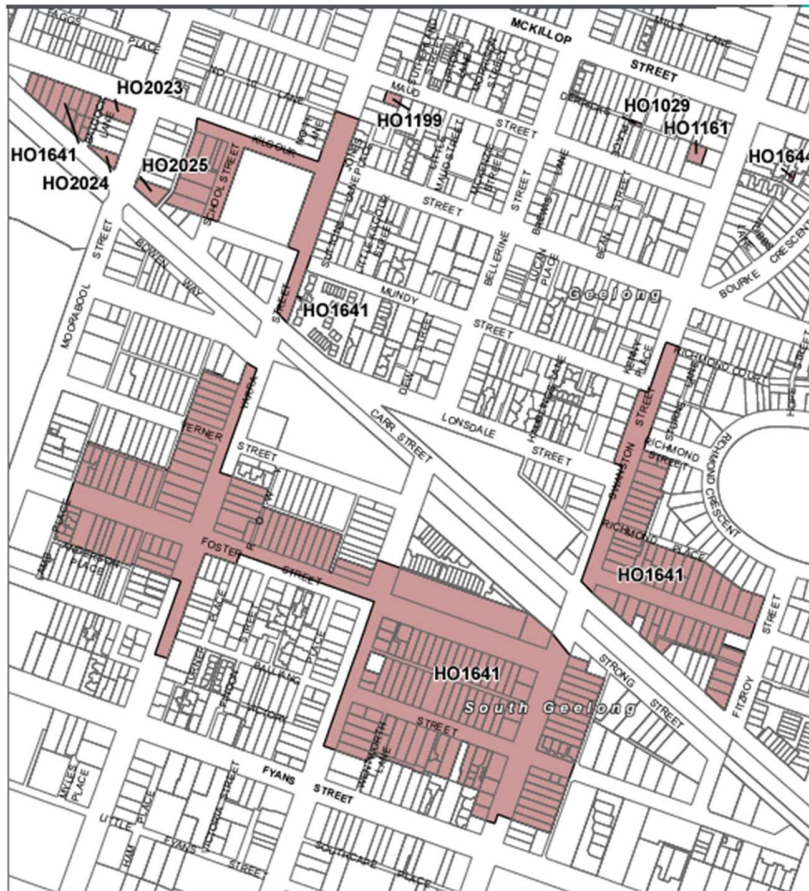


Fig 3: Extract of Greater Geelong Amendment C432 50HO showing the proposed additions to the Heritage Overlay shaded pink.

4.3 Strategic basis of Amendment C432 in relation to Heritage Overlay changes

Planning Practice Note 1: Applying the Heritage Overlay (PPN01) August 2018 provides guidance about the use of the Heritage Overlay, including for places identified in a heritage study. It states that 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.

PPN01 requires the documentation for each place to include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria. The heritage criteria required to be used for the assessment of the heritage value of the heritage place are as follows:

Heritage criteria

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).

In addition to the application of the recognised criteria, it is important to consider the threshold level of significance in the assessment. PPN01 directs that the thresholds to be applied shall be 'State Significance' and 'Local Significance'. As part of establishing the level of significance, comparative analysis should be undertaken with other similar places. For places of Local Significance, the comparison is with other places within the municipality and for places of State significance, the comparison is within the State of Victoria.

For places of potential State Significance, the guiding document for assessment is the *Victorian Heritage Register Criteria and Thresholds Guidelines* available at:

<https://heritagecouncil.vic.gov.au/heritage-protection/criteria-and-thresholds-for-inclusion/>

Amendment 432 relies on the *South Geelong UDF Heritage Review 2023* for assessments and the Statements of Significance. This document is thorough, based on the *Australia ICOMOS Burra Charter* which is best practice, and provides strong support for places to be included in the Heritage Overlay. As required by PPN01, the Heritage Review applies the criteria as set out above. Relevant criteria are listed in the Statements of Significance which will be an incorporated document in the planning scheme.

4.4 Proposed zoning changes impacting heritage places

Amendment C432 proposes a General Residential Zone (GRZ5) over most of the areas which form part of precincts in the Heritage Overlay. GRZ5 is a lower density zone which has the objective of promoting preferred neighbourhood character where the design and siting of new dwellings provides generous

landscaping through the retention of existing canopy trees. This zoning seems appropriate for precincts which are largely made up of dwellings with side and front setbacks in landscaped streetscapes.

The proposed Residential Growth Zone (RGZ4) does include some individually listed heritage places, such as 126 and 128 Swanston Street. It still seeks to minimise the loss of canopy trees but encourages lot consolidation and provides for diverse housing that responds to the surrounding built form and character. This zone is addressing Ministerial Direction regarding increased opportunity for residential development and heritage impacts will need to be weighed up when it is in close proximity to places in the Heritage Overlay. One potential concern is the section on the northern side of Kilgour Street which includes the properties at 65, 67, 69, 71 and 73 Kilgour Street which, in my opinion, should be considered as part of a future amendment as they meet the threshold to be contributory to HO1641. Refer to Section 5.2 of this report.

The Mixed Use Zone (MUZ) is restricted to a few locations with the main one along the East side of Moorabool Street opposite Kardinia Park, a small section on the west side of Moorabool Street near Fyans Street, an area associated with the South Geelong Station and a small area associated with the Station carpark. Design and Development Overlay 54 (DDO54) which applies to the MUZ along Moorabool Street includes general guidance and some specific guidance for design abutting a heritage place, including in relation to the Sons of Temperance Hall and South Geelong Uniting Church on Moorabool Street, and the South Geelong Uniting Church on Balliang Street.

5.0 Submissions to the Amendment

5.1 Summary of heritage-related submissions

The Minutes for the Council Meeting held 27 August 2024 record that a total of 51 submissions were received to the exhibited amendment. Of the 51 submissions, 17 were accepting, 32 objected or requested changes to the amendment and 2 provided comments only.

Of the 51 submissions, 7 objected to the proposed or existing Heritage Overlay. The Council process detailed in the Minutes was that the Heritage Officer was consulted, and a response to these submissions was provided by a Council Officer.

In assessing each of the 7 submissions as set out below, the full submission, the Council Officer's response, and the South Geelong UDF Heritage Overlay Review were all considered. My recommendation is based on Planning Practice Note 01 and my experience of the application of the Heritage Overlay in many municipalities in Victoria.

Number	Submitter
15	Raised concerns about the lack of heritage protection for 65, 67, 69, 71, 73 and 83 Kilgour Street, 190 & 194 Yarra Street and 313 & 315 Moorabool Street.
18	Opposes the proposed Heritage Overlay being applied to 25 Foster Street
20	Opposes the proposed Heritage Overlay being applied to 74 Balliang Street
30	Requests that the existing Heritage Overlay on 126 Swanston Street be removed
39	Opposes the proposed Heritage Overlay being applied to 6 School Street
40	Opposes the proposed Heritage Overlay being applied to 262 Bellerine Street
52	Opposes the proposed Heritage Overlay being applied to 2 School Street

5.2 Submission 15 – various properties

Submission

Objection to the Amendment

The objector would like all properties in the block bound by Moorabool Street (west), Kilgour Street (south), Yarra Street (east) and Lane No 10 (north) to remain as GRZ5. They believe that the Heritage Overlay should have been applied to houses in this block in the past and that Lots 65, 67, 69, 71, 73 and 83 Kilgour Street along with 190 and 194 Yarra Street and 313 and 315 Moorabool Street would support the local character of South Geelong – more so than in other blocks which remain as GRZ5.

Council officer's response (Minutes for Council Meeting 27 August 2024, p836)

These properties were all considered by the heritage assessors. The objective was not to include every historical house in South Geelong on the heritage overlay but conserve the outstanding streets of housing. Hence whilst 65-73 are a small cluster of reasonably fine Victorian period houses, the northern frontage of Kilgour St over the whole block is broken up by a number of unsympathetic modern housing that prevents the entire block being included as a contiguous addition to the South City Precinct.






194 Yarra is already on a heritage overlay (HO1201) whilst 190 has some value but suffers the same non-contiguous effect as above. These two properties are modest examples of Victorian and Interwar styles, but their streetscape contribution is diminished by the high brick wall, fence and screen plantings, which also indicates that future residential use may be unsustainable due to traffic and the associated noise. The South City Precinct comprises quieter backstreets whilst this section of Moorabool will face pressure in future to be a more active, noisy, redevelopment zone in future.

Assessment

The properties suggested for heritage protection by the submitter are highlighted below. The land north of No 10 Lane to Maud Street between Kilgour and Yarra Streets is already included in HO1641. Individual assessments of the properties are set out in the table below.



<p>67 Kilgour St</p> 	<p>The dwelling is a substantially intact, double fronted, late Victorian house with minor later modifications. It potentially meets the threshold for being a contributory property in HO1641.</p>
<p>69 Kilgour St</p> 	<p>The dwelling is a substantially intact, double fronted, late Victorian house with minor later modifications. It potentially meets the threshold for being a contributory property in HO1641.</p>
<p>71 Kilgour St</p> 	<p>The dwelling is a substantially intact, double fronted, late Victorian house with minor later modifications. It potentially meets the threshold for being a contributory property in HO1641.</p>
<p>73 Kilgour St</p> 	<p>The dwelling is a substantially intact, double fronted, late Victorian house with minor later modifications. It potentially meets the threshold for being a contributory property in HO1641.</p>
<p>83 Kilgour St</p> 	<p>The dwelling is a single fronted, early Twentieth Century house with a substantial first floor addition which impacts its street presentation. In my view, it doesn't meet the threshold for being a contributory property in HO1641.</p>

		
<p>190 Yarra St</p> 		<p>The dwelling is a substantially intact, double fronted, Edwardian house with minor later modifications. It potentially meets the threshold for being a contributory property in HO1641.</p>
<p>194 Yarra St</p> 		<p>194 Yarra Street is already included in the Heritage Overlay (HO1201).</p>
<p>313 Moorabool St</p> 		<p>The dwelling is a substantially intact, double fronted, late Victorian house with minor later modifications. The tall, timber picket front fence detracts from the streetscape contribution of the house. The property potentially meets the threshold for being contributory to HO1641.</p>
<p>315 Moorabool St</p> 		<p>The dwelling is a substantially intact, Interwar bungalow with minor later modifications. The tall, brick front fence detracts from the streetscape contribution of the house. The property potentially meets the threshold for being contributory to HO1641.</p>

As set out in the table above, all of the properties nominated by the submitter could potentially meet the threshold for being contributory to HO1641 with the exception of 83 Kilgour Street. Apart from 194 Yarra Street (HO1201), none of them would appear to be individually significant as they are representative examples of architectural styles from important historical periods in the development of Geelong. It is therefore necessary to consider whether, as a group, they should be protected.

The dwellings at 313 and 315 Moorabool Street are partially hidden from view by tall front fences which detract from their setting and contribution to the streetscape. This is not a strong reason to disqualify them from inclusion in the Heritage Overlay as fences, like gardens, can change and many places within HO1641 may have a fence which does not fit with the style of the property. For example, 307 Moorabool Street is a heritage property with a tall brick fence which is already included in HO1641.

However the setting of 313 and 315 Moorabool Street is further impacted by the non-contributory buildings either side of them, including the apartments on the corner of Moorabool and Kilgour Streets and the modern red brick home at 311. They are also quite different in style with the hipped metal roof of the Victorian dwelling at 313 contrasting with the terracotta tiled gable of the Interwar bungalow at 315 (figure 5). In my opinion, they should not be included in HO1641.



Fig 5: From left to right in the image are 311, 313 and 315 Moorabool Street South Geelong

190 and 194 Yarra Street are both Edwardian-style timber houses. The house between them at 192 has been built or substantially altered post-WWII. 188 Yarra Street is a double fronted, ornate late Victorian dwelling which has been compromised by inappropriate roof and wall cladding. It retains many original features and the cladding could be reversed but currently it doesn't make a strong streetscape contribution (figure 6). It is therefore my view that the group of four, including 190 and 194 Yarra Street, should not be added to HO1641. 194 Yarra Street should remain as HO1201.



Fig 6: From right to left in the image are 188 and 190 Yarra Street with the brick chimneys of 194 in the distance.

The remaining properties suggested by the submitter were 65, 67, 69, 71, 73 and 83 Kilgour Street. As stated above, in my opinion, 83 does not meet the threshold to be contributory. It is also separated from the others by three prominent modern houses at 75, 77 and 79 and an Edwardian house which has been altered at 81 (figure 7).

The five properties at 65-73 Kilgour Street are a strong grouping with shared characteristics of form, style, setbacks and materials which in my view could be contributory to HO1641. They are also across the road from dwellings at 56-64 Kilgour Street, between Strong and School Streets, which make a similar heritage contribution. In my opinion, they should have been included in the amendment and should be considered at a future time given that their owners have not been given a chance to participate in C432.

I agree with the submitter that GRZ5 would be more appropriate on the north side of Kilgour Street except for the properties facing Moorabool Street. This would better reflect the south side of Kilgour Street and address the properties at 65, 67, 69, 71 and 73 Kilgour Street which, in my opinion, meet the threshold to be contributory to HO1641.



Fig 7: Looking east along Kilgour Street with number 71 in the foreground, the streetscape impact of modern houses at 75 and 77 Kilgour Street is evident.

Recommendations

The properties at 65, 67, 69, 71 and 73 Kilgour Street should be considered as part of a future amendment as they meet the threshold to be contributory to HO1641.

The north side of Kilgour Street between Moorabool Street and Swanston Street, except for the properties in the proposed RG24 facing Moorabool Street, should be zoned GR25.

5.3 Submission 18 – 25 Foster Street

Submission

Objection to the Amendment

The objector states that the house needs to be rebuilt from the ground up and should really be demolished to make a safe and healthy home. They are not opposed to having planning or building restrictions on a future building at this address. The objector states that the house has many years of different substrates piled on top of one another and major renovations are required to make the property habitable.

Council officer's response (Minutes for Council Meeting 27 August 2024, p836-7)

25 Foster St is a reasonably intact Victorian period dwelling that contributes to the heritage streetscapes of the South City Precinct. The problems cited can all be rectified through maintenance repairs as typically required for houses of such an age irrespective of heritage standing, with upgrades such as the replacement of services, glazing/windows and cementitious plaster linings, installation of insulation, etc, permissible for heritage overlay places. The key constraint of an overlay is that demolition and replacement would not be supported.

South Geelong UDF Heritage Overlay Review individual assessment, p158

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.

Assessment



Fig 8: 25 Foster Street South Geelong

The property at 25 Foster Street is one of a group of houses on the north side of Foster Street between Yarra Street and Bellerine Street proposed to be included in HO1641 and is identified as contributory. It is a substantially intact, double fronted, late Victorian dwelling with minor later modifications, including roof tiles and a taller timber picket fence. In my opinion, it meets the threshold for being a contributory property in HO1641.

The submitter is concerned about the condition of the dwelling, including sub-floor deterioration, poor insulation and draught-proofing, problems with wiring, plumbing and other issues. These problems are not unusual for a property from the late nineteenth century.

There are a number of sources of advice about repairs to heritage buildings which can be undertaken without detracting from their heritage values. Council's heritage advisor may be able to assist or books like *Caring for Old Houses* by Ian Evans (Flannel Flower Press) are useful. There is also a range of online resources, including technical guidance available from the Heritage Council of Victoria's website.

The submitter should talk to Council's planners as no internal planning controls are proposed for properties in HO1641 and many rectifications would not need planning permits.

Recommendation

The property at 25 Foster Street should be included as contributory to HO1641.

5.4 Submission 20 – 74 Balliang Street

Submission

Objection to the Amendment

The objector does not want their house to be included in the Heritage Overlay especially as the use of bare zinalume is discouraged. They believe it is another level of bureaucracy that is not needed.

Council officer's response (Minutes for Council Meeting 27 August 2024, p837)

74 Balliang is a reasonably intact Interwar period dwelling that makes a contribution to the heritage streetscapes of the South City Precinct.

Nationwide, many LGAs prohibit the use of bare Zinalume on walls or roofs in all residential areas due to its reflectivity. Zinalume is not supported on heritage buildings (nationwide) as a replacement for the traditional bare galvanised steel as bare galvanising is darker and duller than Zinalume, thus it is not considered directly comparable. Where Zinalume is desired for longevity in a coastal heritage area, painted or Colourbond finishes in a grey to match a galvanised finish or a colour to match a previous colour scheme on the property, are generally permissible.

South Geelong UDF Heritage Overlay Review individual assessment, p170

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.*

Assessment



Fig 9: 74 Balliang Street South Geelong

The property at 74 Balliang Street is one of a group of houses on the south side of Balliang Street between Bellerine Street and Swanston Street proposed to be included in HO1641 and is identified as contributory. It is a reasonably intact, double fronted, bungalow with some later modifications, including a rear addition and later front fence. In my opinion, it meets the threshold for being a contributory property in HO1641.

The submitter is concerned that the application of the Heritage Overlay will be an unnecessary level of bureaucracy and that bare zinalume is discouraged. The proposed *City South Heritage Area Heritage Design Guidelines* (refer to 7.2) state:

Roof cladding should be corrugated sheet metal roofing in a galvanised or bonded colour finish, avoiding dark colours and bare zinalume.

This advice is consistent with the approach taken in many other municipalities for places within the Heritage Overlay. Although steel replaced iron in roofing manufacture early in the twentieth century, terms like 'corrugated iron' or galvanised iron' are still common. Zinalume is an alloy of zinc and aluminium which is used to finish steel. Its colour remains shiny and highly reflective rather than dulling with age which makes it visually dominant in heritage streetscapes.

Zinalume is also incompatible with some metals and runoff can result in a galvanic reaction which promotes corrosion. It cannot be used with traditional galvanised roofs, gutters or lead fixings or flashings.

Recommendations

The property at 74 Balliang Street should be included as contributory to HO1641.

The recommendation in the Heritage Guidelines to avoid zincalume is supported.

5.5 Submission 30 – 126 Swanston Street

Submission

Objection to the Amendment

Under the proposed Amendment C432, the objectors' property would be in the residential growth zone. The property is already included in the Heritage Overlay and the objectors' feel that the Heritage Overlay would reduce use of the land to the full extent that the residential growth zone allows.

The objectors' request that, as part of the Amendment, their property is removed from the Heritage Overlay and provide the following grounds:

- the house is in a state of disrepair and much of the heritage character has reduced and it is no longer a 'pair' with 128 Swanston St (the reason it is listed as locally significant).
- there are many other examples of the classic Geelong federation homes that are in better condition and that will remain as general residential rather than being amended to the residential growth zone.

Council officer's response (Minutes for Council Meeting 27 August 2024, p837)

126 Swanston Street is proposed to be rezoned to the Residential Growth Zone and is an individual heritage overlay not contiguous with either the existing or proposed South City Precinct, nor is it effected by proposed heritage overlay changes. It is a particularly fine Federation period dwelling that would warrant an overlay even if not paired with 128; whilst it is still possible to observe the similarities between 126 and 128, the differences being minor.

Disrepair can all be rectified through maintenance repairs as typically required for houses of such an age irrespective of heritage standing, with upgrades such as the replacement of heritage standing, with upgrades such as the replacement of services, glazing/windows and cementitious plaster linings, installation of insulation, etc, permissible for heritage overlay places.

While efforts are made to minimise any direct conflicts between the purpose of the zone and the overlay this is not always the best approach. Given the properties isolation from any other heritage precincts it would not be best practice to remove 126 Swanston Street from the proposed Residential Growth Zone based on its heritage significance.

Assessment



Fig 10: 126 Swanston Street South Geelong



Fig 11: 128 Swanston Street South Geelong

126 and 128 Swanston Street are located between Mundy and Lonsdale Streets and already included in the Heritage Overlay as HO1166 and HO1167 respectively. They are quite unusual Federation style dwellings, being triple fronted with two gabled projecting bays and a verandah between. There have been some minor alterations however they are substantially intact and worthy of inclusion in the Heritage Overlay. The minor differences between the properties does not detract from understanding that they are a pair given their matching form, siting and materiality.

The condition of 126 Swanston Street seems similar to other heritage houses of this age. As outlined in Section 5.3, many repairs can be done without negative impacts on heritage buildings and advice should be obtained.

The houses are proposed to be zoned RGZ4 and the submitters' concern about the potential conflict between the zone and the inclusion in the Heritage Overlay is reasonable. However, the dwellings should not be removed from the Heritage Overlay on this basis. Their heritage values should be considered when development is proposed.



Fig 12: The relationship between 126 and 128 Swanston Street South Geelong.

Recommendation

The property at 126 Swanston Street should remain as HO1166. The zoning as RGZ4 can be retained and the potential impacts on heritage values considered as part of development applications.

5.6 Submission 38 – 6 School Street

Submission

Objection to the Amendment

The objection states that the property is in an inner urban local, with great access to facilities, infrastructure and transport and therefore lends itself to urban growth, which will promote sustainability, energy efficiency, cultural diversity and community engagement. The objector finds the objectives of GRZ5 and HO1641 counterintuitive to the urban location of the property and would like to see their property removed from the proposed amendment, and ideally the whole of the West side of School Street removed.

Council officer's response (Minutes for Council Meeting 27 August 2024, p837-8)

6 School St is a particularly fine and intact Interwar period dwelling that makes a contribution to the heritage streetscapes of the South City Precinct, and more importantly, along with the other dwellings along School St is an important component of the streetscape setting of the historical South Geelong Primary.

Both the Precinct streetscape and school setting are components of the South Geelong area highly-valued by the resident community, thus this is one of the most special and development-sensitive areas in South Geelong that needs to be protected.

South Geelong UDF Heritage Overlay Review individual assessment, p186

Description: *a single storey detached dwelling in an 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.*

Assessment



Fig 13: 6 School Street South Geelong.

The property at 6 School Street is one of a group of three houses on the west side of Balliang Street opposite the South Geelong Primary School (HO1201) which is proposed to be included in HO1641 and is identified as contributory. It is a substantially intact, double fronted c1925 bungalow with some later modifications, including a rear addition, changes to the balustrade and later front fence. In my opinion, it meets the threshold for being a contributory property in HO1641.

The group of three properties at 2, 4 and 6 School Street share similar forms, bungalow style and setbacks from the street and are historically linked as discussed below. They are contributory to HO1641.



Fig 14: The relationship between 2, 4 and 6 School Street South Geelong in form and siting is evident in the streetscape.

History of 2, 4 and 6 School Street South Geelong

The allotments at 2, 4 and 6 School Street South Geelong originally formed part of Section 28B in the Township of Geelong plan. These allotments had been offered at a Crown land sale in 1876, but only the lots fronting Moorabool Street sold then. The first owners of lots 11, 14 and 19c, later 2, 4 and 6 School Street, gained title in 1888.ⁱ Four vacant allotments in School Street were auctioned in 1908 and then in 1911.ⁱⁱ By 1919, James Dyson had purchased 2, 4 and 6 School Street (see below).

In 1894, James Dyson established a textile machinery engineering business at 14 Fyans Street Chilwell.ⁱⁱⁱ Four years later, Dyson placed tenders in the *Geelong Advertiser* for specific trades needed for a 5-roomed house in Verner Street South Geelong.^{iv} The factory was also relocated to Verner Street by January 1901.^v Dyson lived at 42 Verner Street and maintained his business premises in Verner Street.^{vi} There is also reference to two of his sons at 42 Verner Street in the local newspapers. In 1915, Eli Dyson enlisted and in 1916, Henry Dyson was exempt from conscription because he was making machinery for the woollen mills.^{vii}

The *Geelong Advertiser*, 11 November 1919 page 3, reported on the recent City Council Meeting including:

Subject to compliance with building regulations, permission was granted to Mr Jas. Dyson to remove a house from Verner Street to School Street.

This is distance of about 450 metres across the railway line so Dyson's new lot was still very close to his business. In December 1919, J. Dyson requested an extension of the water main along Carr Street, south of School Street.^{viii} Dyson advertised for tradesmen in late 1919 and early 1920 to work at School Street South Geelong.^{ix} A 'Welcome Home' event was given for Sapper Eli Dyson at his father's residence in School Street South Geelong in March 1920.^x

The 1921 postal directory listed James Dyson at two addresses, School Street and as Pattern Maker 42 Verner Street.^{xi} In 1925, James Dyson was listed in School Street with two new houses being built. Eli Dyson was resident at number 4 the following year and Harry Dyson was listed in 1926 at number 6.^{xii}

In 1939 James Dyson died at his residence at School Street aged 78. He was survived by 5 sons and 3 daughters and had established his business James Dyson & Sons P/L at Verner Street '40 years ago'.^{xiii} Probate was granted to Eli and Harry Dyson, engineers, both of School Street South Geelong.^{xiv} James' wife Elizabeth Dyson died at her residence 2 School Street South Geelong in 1950.^{xv}

Application of GRZ5

The submitter is concerned that the inner urban area will be inappropriately restricted from urban growth due to HO1641 and GRZ5. Inclusion in the Heritage Overlay is not aimed at restricting development rather it is designed to make sure that heritage values are considered in assessing development applications. In this case, the Heritage Overlay would not support the loss of the dwellings at 2, 4 and 6 School Street but some development may be possible. The application of zone GRZ5 is supported as appropriate for School Street.

Recommendation

The property at 6 School Street should be included as contributory to HO1641.
The proposed zoning of School Street as GRZ5 is supported.

5.7 Submission 40 – 262 Bellerine Street

Submission

Objection to the Amendment

The objector requests that their property be removed from the Heritage Overlay on the basis that the house was built in 2005. A copy of the building permit for the demolition and construction of a new dwelling is provided.

Council officer's response (Minutes for Council Meeting 27 August 2024, p838)

Review of files confirms 262 Bellerine was built c2004 following demolition of the original dwelling. The new build is a recreation of a Victorian period dwelling, that complements the streetscapes of the South City Precinct. However, as a rebuild it is of no heritage value itself and being the last house on the proposed precinct boundary adjoining a likely redevelopment area adjoining the station, its removal from the proposed precinct addition is supported.

The adjoining 264 Bellerine on the corner should be retained so as to preserve the Foster St streetscape.

South Geelong UDF Heritage Overlay Review individual assessment, p143

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.

Assessment



Fig 15: 262 Bellerine Street South Geelong

The house at 262 Bellerine Street was constructed in c2004 and is non-contributory to HO1641. Figure 16 shows the location of the property in relation to the proposed Heritage Overlay. It is one of only two dwellings in this part of Bellerine Street proposed to be included in the Heritage Overlay. In my opinion, both 262 and 264 Bellerine Street should not be included in the Heritage Overlay as the right of way to the west is an appropriate point to end the Heritage Overlay on Foster Street. While the Heritage Overlay is applied east of Bellerine Street, this is the Foster Street Reserve so has a different character than the housing.

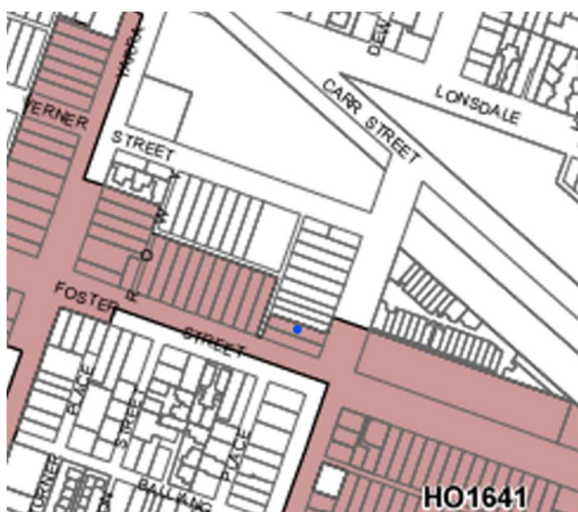


Fig 16: Extract of Greater Geelong Amendment C432 50HO showing part of the proposed additions to the Heritage Overlay shaded pink and 262 marked with a blue dot.

Recommendation

The properties at 262 and 264 Bellerine Street should not be included in HO1641.

5.8 Submission 52 - 2 School Street**Submission**

Objection to the Amendment

The objector requests that their property be removed from the Heritage Overlay on the basis that the house was transported by truck into the area, had a rear extension and was changed from a Victorian-style house to look like a Californian bungalow. Changes included alterations to the roof line and the addition of a return verandah.

Council officer's response (Minutes for Council Meeting 27 August 2024, p838)

2 School St is a reasonably intact Interwar period dwelling that makes a contribution to the heritage streetscapes of the South City Precinct, and more importantly, along with the other dwellings along School St is an important component of the streetscape setting of the historical South Geelong Primary.

Both the Precinct streetscape and school setting are components of the South Geelong area highly-valued by the resident community, thus this is one of the most special and development-sensitive areas in South Geelong that needs to be protected.

A preliminary file search has been unable to corroborate if and when the building was relocated. Relocation has the potential to add to the history of the place. Irrespective of whether 2 School St has been relocated, the dwelling still contributes to the streetscape and school setting.

South Geelong UDF Heritage Overlay Review individual assessment, p186

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.*

Assessment



Fig 17: 2 School Street South Geelong with Victorian style windows and door visible.



Fig 18: The relationship between 2, 4 and 6 School Street South Geelong with number 2 in the foreground.

The history of 2 School Street (refer to 5.6) confirms that the house was built in Verner Street, some 450 metres away in 1898. It was moved to the present location in late 1919 with some works continuing into early 1920. Extant Victorian details can be seen in the windows and the front door with side lights facing School Street and a window on the west side.

Much of the house has been remodelled with the bungalow detailing matching the houses of the owner's sons at 4 and 6 School Street, both built c1925. It is highly likely these alterations were done about the same time and for the original owner. The owner of 2 School Street, James Dyson was a locally significant person who established a textile machinery engineering business which he ran for over 40 years and contributed to Geelong's woollen industry, including through two world wars. James and Elizabeth Dyson lived in this home until their deaths in 1939 and 1950 respectively.

Later changes including a rear addition do not substantially detract from the heritage values of the dwelling.

Recommendation

The property at 2 School Street should be included as contributory to HO1641.

6.0 Conclusion

Amendment C432 is supported in relation to the application of the Heritage Overlay with the following suggested amendments arising from the submissions:

- 262 Bellerine Street South Geelong should not be included in the Heritage Overlay.
- 264 Bellerine Street South Geelong should not be included in the Heritage Overlay.
- The properties at 65, 67, 69, 71 and 73 Kilgour Street should be considered as part of a future amendment as they meet the threshold to be contributory to HO1641.
- The north side of Kilgour Street between Moorabool Street and Swanston Street, except for the properties in the proposed RGZ4 facing Moorabool Street, should be zoned GRZ5. This means that 65, 67, 69, 71 and 73 Kilgour Street would be zoned GRZ5 not RGZ4.

Endnotes

- ⁱ *Geelong Advertiser*, 23 May 1876, p1; *Township of Geelong plan*
- ⁱⁱ *Geelong Advertiser*, 19 September 1908, p4; 17 May 1911, p6
- ⁱⁱⁱ *Herald*, 22 June 1931, p12; *Geelong Advertiser*, 10 March 1894, p2
- ^{iv} *Geelong Advertiser*, 26 August 1898, p3; 26 August 1898, p3
- ^v *Geelong Advertiser*, 16 January 1901, p3
- ^{vi} *Geelong Advertiser*, 20 December 1917, p3; 2 May 1917, p4
- ^{vii} *Geelong Advertiser*, 12 July 1915, p4; 10 November 1916, p4
- ^{viii} *Geelong Advertiser*, 8 December 1919, p4
- ^{ix} *Geelong Advertiser*, 9 Dec 1919, p1; 26 Jan 1920, p1; 10 February 1920, p.1
- ^x *Geelong Advertiser*, 20 March 1920, p10
- ^{xi} *Sands & McDougall* 1921 p.1703
- ^{xii} *Sands & McDougall*, 1925, p.1189; 1926 p.1226; 1927, p.1255; 1931 p.1272
- ^{xiii} *Herald*, 29 September 1939 p12
- ^{xiv} *Argus*, 15 November 1939, p14
- ^{xv} *Argus*, 15 July 1950, p20; *Sun News Pictorial*, 15 July 1950, p33

7.0 Appendices

7.1 City South Heritage Area – Revised Statement of Significance

City South Heritage Area- Statement of Significance

City of Greater Geelong, August 2023

Heritage Place:	City South Heritage Area	PS ref no:	HO1641
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What is significant?

The City South 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 at the end of this document.

How is it significant?

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

Why is it significant?

The HO1641 City South 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 City South Heritage Area. (Criteria A, E, F, H)

The overall urban landscape of City South 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 City South 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 City South Heritage Area possesses modest scientific value or research potential associated with early occupation and land use within the City. (Criteria C)

Primary sources

Allan Willingham, *Geelong Region Historic Buildings and Objects Study Volume 2*, 1986

Authentic Heritage Services (Dr D Rowe)., *Heritage Character Study*, June 2020

City of Greater Geelong, *Proposed Revision To Ho1641 City South Heritage Area*, October 2021

Ecology & Heritage Partners Pty Ltd, *South Geelong Heritage Precinct HO1641, Peer Review*, August 2022.

Graeme Butler, *Geelong City Urban Conservation Study, Volume 1*, 1993
 Graeme Butler, *Geelong City Urban Conservation Study, Volumes 2-5*, 1991
 Helen Lardner, *Geelong City Urban Conservation Study, Volume 4(a)*, 1995
 Helen Lardner, *City of Greater Geelong Heritage and Design Guidelines*, 1997
 RBA Architects + Conservation Consultants, *City Fringe Heritage Area Review*, 2016

Contributory buildings in HO1641

House	Street	Grade
31	Balliang St	Contributory
31	Balliang St	non contributory
39	Balliang St	Contributory
57	Balliang St	non-contributory
59	Balliang St	Contributory
60	Balliang St	non-contributory
61	Balliang St	Contributory
62	Balliang St	non-contributory
63	Balliang St	Contributory
64	Balliang St	Contributory
65	Balliang St	Contributory
66	Balliang St	non-contributory
67	Balliang St	Contributory
68	Balliang St	Contributory
69	Balliang St	Contributory
70	Balliang St	Contributory
71	Balliang St	non-contributory
72	Balliang St	Contributory
73	Balliang St	Contributory
74	Balliang St	Contributory
75	Balliang St	Contributory
76	Balliang St	Contributory
77	Balliang St	Contributory
78	Balliang St	Contributory

GREATER GEELONG PLANNING SCHEME

79	Balliang St	Contributory
80	Balliang St	Contributory
81	Balliang St	Contributory
82-84	Balliang St	Contributory
83	Balliang St	Contributory
85	Balliang St	Contributory
2	Bambra St	non contributory
4	Bambra St	non contributory
16	Bambra St	non contributory
1	Bean St	Contributory
5	Bean St	Contributory
6	Bean St	non contributory
7	Bean St	non contributory
8	Bean St	non contributory
153	Bellerine St	Contributory
157	Bellerine St	Contributory
159	Bellerine St	Contributory
161	Bellerine St	Contributory
163	Bellerine St	Contributory
165	Bellerine St	Contributory
166	Bellerine St	Contributory
168	Bellerine St	Contributory
170	Bellerine St	Contributory
172	Bellerine St	Contributory
180	Bellerine St	non contributory
182	Bellerine St	Contributory
184	Bellerine St	Contributory
186	Bellerine St	non contributory
188	Bellerine St	Contributory
189	Bellerine St	non contributory
191	Bellerine St	Contributory

GREATER GEELONG PLANNING SCHEME

194	Bellerine St	Contributory
195	Bellerine St	Contributory
198	Bellerine St	Contributory
200	Bellerine St	non contributory
201	Bellerine St	non contributory
203	Bellerine St	non contributory
206	Bellerine St	non contributory
207	Bellerine St	Contributory
209	Bellerine St	non contributory
215	Bellerine St	Contributory
217	Bellerine St	Contributory
219	Bellerine St	Contributory
220	Bellerine St	non contributory
221	Bellerine St	Contributory
222	Bellerine St	Contributory
223	Bellerine St	Contributory
224	Bellerine St	Contributory
225	Bellerine St	Contributory
227	Bellerine St	Contributory
228	Bellerine St	Contributory
229	Bellerine St	Contributory
230	Bellerine St	Contributory
232	Bellerine St	non contributory
233	Bellerine St	non contributory
235	Bellerine St	non contributory
237	Bellerine St	Contributory
239	Bellerine St	Contributory
243	Bellerine St	Contributory
245	Bellerine St	Contributory
262	Bellerine St	Contributory
264	Bellerine St	Contributory

GREATER GEELONG PLANNING SCHEME

271	Bellerine St	non-contributory
273	Bellerine St	Contributory
275	Bellerine St	Contributory
277	Bellerine St	non-contributory
289	Bellerine St	Contributory
291	Bellerine St	Contributory
293	Bellerine St	Contributory
295	Bellerine St	Contributory
297	Bellerine St	Contributory
9/25	Carr St	non contributory
10/25	Carr St	non contributory
11/25	Carr St	non contributory
12/25	Carr St	non contributory
53	Carr St	non-contributory
59	Carr St	non contributory
5	Dew St	non contributory
1	Douglas Place	non contributory
5	Douglas Place	non contributory
7	Douglas Place	non contributory
31	Fenwick St	Contributory
33	Fenwick St	Contributory
35	Fenwick St	Contributory
37	Fenwick St	Contributory
39	Fenwick St	Contributory
1	Fenwick St Sth	non contributory
2	Fenwick St Sth	non contributory
4	Fenwick St Sth	non contributory
130	Fitzroy St	Contributory
132	Fitzroy St	Contributory
134	Fitzroy St	Contributory
136	Fitzroy St	Contributory

GREATER GEELONG PLANNING SCHEME

138	Fitzroy St	Contributory
5	Foster St	Contributory
7	Foster St	Contributory
8	Foster St	Contributory
9	Foster St	non-contributory
1/10	Foster St	non-contributory
2/10	Foster St	non-contributory
11	Foster St	Contributory
12	Foster St	Contributory
13	Foster St	Contributory
14	Foster St	non-contributory
16	Foster St	Contributory
17	Foster St	Contributory
18	Foster St	Contributory
19	Foster St	Contributory
20	Foster St	Contributory
22	Foster St	Contributory
23	Foster St	Contributory
24	Foster St	Contributory
25	Foster St	Contributory
27	Foster St	Contributory
29	Foster St	non-contributory
31	Foster St	Contributory
32	Foster St	Contributory
33	Foster St	Contributory
34	Foster St	Contributory
35	Foster St	Contributory
36	Foster St	non contributory
37	Foster St	Contributory
39	Foster St	Contributory
41	Foster St	Contributory

GREATER GEELONG PLANNING SCHEME

43	Foster St	Contributory
64	Foster St	non-contributory
66	Foster St	Contributory
68	Foster St	Contributory
70	Foster St	Contributory
72	Foster St	Contributory
72	Foster St	Contributory
74	Foster St	Contributory
76	Foster St	Contributory
78	Foster St	Contributory
80	Foster St	Contributory
82	Foster St	Contributory
84	Foster St	Contributory
86	Foster St	Contributory
88	Foster St	Contributory
90	Foster St	non-contributory
92	Foster St	Contributory
4&6	Foster St	Contributory
	Foster St Reserve	Contributory
1/94	Gheringhap St	non contributory
2/94	Gheringhap St	non contributory
3/94	Gheringhap St	non contributory
4/94	Gheringhap St	non contributory
5/94	Gheringhap St	non contributory
96	Gheringhap St	Contributory
98	Gheringhap St	Contributory
100	Gheringhap St	Contributory
104	Gheringhap St	Contributory
126	Gheringhap St	non contributory
128	Gheringhap St	Contributory
130	Gheringhap St	Contributory

GREATER GEELONG PLANNING SCHEME

132	Gheringhap St	Contributory
134	Gheringhap St	Contributory
136	Gheringhap St	non contributory
138	Gheringhap St	Contributory
1/140	Gheringhap St	non contributory
2/140	Gheringhap St	non contributory
13	Jones Place	non contributory
16	Jones Place	non contributory
1/3	Kilgour Crt	non contributory
2/3	Kilgour Crt	non contributory
7	Kilgour Crt	Contributory
9	Kilgour Crt	Contributory
11	Kilgour St	Contributory
13	Kilgour St	Contributory
15	Kilgour St	non contributory
19	Kilgour St	non contributory
21	Kilgour St	non contributory
23	Kilgour St	Contributory
25	Kilgour St	Contributory
40	Kilgour St	Contributory
42	Kilgour St	Contributory
44	Kilgour St	Contributory
46	Kilgour St	Contributory
48	Kilgour St	Contributory
50	Kilgour St	Contributory
52	Kilgour St	Contributory
54	Kilgour St	Contributory
56	Kilgour St	Contributory
58	Kilgour St	Contributory
60	Kilgour St	Contributory
62	Kilgour St	Contributory

GREATER GEELONG PLANNING SCHEME

94	Kilgour St	non contributory
95	Kilgour St	Contributory
96	Kilgour St	Contributory
98	Kilgour St	Contributory
99	Kilgour St	non contributory
100	Kilgour St	Contributory
101	Kilgour St	Contributory
102	Kilgour St	non contributory
1/103	Kilgour St	non contributory
2/103	Kilgour St	non contributory
3/103	Kilgour St	non contributory
4/103	Kilgour St	non contributory
5/103	Kilgour St	non contributory
6/103	Kilgour St	non contributory
1/105	Kilgour St	non contributory
2/105	Kilgour St	non contributory
3/105	Kilgour St	non contributory
4/105	Kilgour St	non contributory
108	Kilgour St	Contributory
110	Kilgour St	Contributory
113	Kilgour St	non contributory
115	Kilgour St	non contributory
116	Kilgour St	Contributory
120	Kilgour St	Contributory
124	Kilgour St	non contributory
125	Kilgour St	non contributory
127	Kilgour St	Contributory
128	Kilgour St	non contributory
129	Kilgour St	non contributory
131	Kilgour St	non contributory
135	Kilgour St	non contributory

GREATER GEELONG PLANNING SCHEME

137	Kilgour St	Contributory
139	Kilgour St	non contributory
143	Kilgour St	non contributory
144	Kilgour St	non contributory
145	Kilgour St	Contributory
147	Kilgour St	non contributory
148	Kilgour St	Contributory
1/149	Kilgour St	Contributory
2/149	Kilgour St	non contributory
150	Kilgour St	Contributory
151	Kilgour St	Contributory
151	Kilgour St	Contributory
152	Kilgour St	Contributory
153	Kilgour St	Contributory
154	Kilgour St	Contributory
156	Kilgour St	Contributory
158	Kilgour St	Contributory
160	Kilgour St	Contributory
162	Kilgour St	Contributory
164	Kilgour St	Contributory
168	Kilgour St	Contributory
170	Kilgour St	Contributory
172	Kilgour St	Contributory
1/4	Korroit Place	non contributory
2/4	Korroit Place	non contributory
299	Latrobe Terrace	non contributory
315	Latrobe Terrace	non contributory
2	Little Fenwick St	non contributory
4	Little Fenwick St	non contributory
4A	Little Fenwick St	non contributory
6	Little Fenwick St	non contributory

GREATER GEELONG PLANNING SCHEME

7	Little Fenwick St	non contributory
8	Little Fenwick St	non contributory
3	Little Maud St	non contributory
6	Little Maud St	Contributory
14	Little Myers St	Contributory
16	Little Myers St	Contributory
17	Little Myers St	Contributory
18	Little Myers St	Contributory
19	Little Myers St	Contributory
21	Little Myers St	Contributory
23	Little Myers St	Contributory
25	Little Myers St	Contributory
27	Little Myers St	Contributory
40	Little Myers St	Contributory
42	Little Myers St	Contributory
44	Little Myers St	Contributory
46	Little Myers St	Contributory
72	Little Myers St	Contributory
74	Little Myers St	Contributory
76	Little Myers St	Contributory
78	Little Myers St	Contributory
80	Little Myers St	Contributory
84	Little Myers St	Contributory
86	Little Myers St	Contributory
88	Little Myers St	Contributory
90	Little Myers St	Contributory
92	Little Myers St	Contributory
2	Lonsdale St	Contributory
6	Lonsdale St	Contributory
8	Lonsdale St	Contributory
10	Lonsdale St	Contributory

GREATER GEELONG PLANNING SCHEME

12	Lonsdale St	Contributory
14	Lonsdale St	Contributory
16	Lonsdale St	Contributory
18	Lonsdale St	Contributory
20	Lonsdale St	non contributory
29	Lonsdale St	non contributory
1	Maud St	non contributory
3	Maud St	non contributory
5	Maud St	non contributory
5A	Maud St	Contributory
6	Maud St	non contributory
7	Maud St	Contributory
9	Maud St	Contributory
10	Maud St	non contributory
11	Maud St	Contributory
12	Maud St	non contributory
13	Maud St	Contributory
14	Maud St	Contributory
15	Maud St	Contributory
16	Maud St	non contributory
17	Maud St	Contributory
18	Maud St	Contributory
19	Maud St	Contributory
20	Maud St	Contributory
21	Maud St	non contributory
22	Maud St	Contributory
23	Maud St	Contributory
24	Maud St	Contributory
25	Maud St	Contributory
26	Maud St	Contributory
27	Maud St	Contributory

GREATER GEELONG PLANNING SCHEME

29	Maud St	Contributory
30	Maud St	Contributory
31	Maud St	non contributory
32	Maud St	Contributory
59	Maud St	Contributory
61	Maud St	Contributory
63	Maud St	Contributory
65	Maud St	non contributory
67	Maud St	non contributory
69	Maud St	non contributory
70	Maud St	Contributory
74	Maud St	Contributory
76	Maud St	Contributory
78	Maud St	Contributory
80	Maud St	Contributory
82	Maud St	Contributory
84	Maud St	Contributory
85	Maud St	Contributory
86	Maud St	Contributory
88	Maud St	Contributory
89	Maud St	non contributory
90	Maud St	Contributory
93	Maud St	Contributory
95	Maud St	Contributory
97	Maud St	Contributory
99	Maud St	Contributory
101	Maud St	Contributory
102	Maud St	Contributory
103	Maud St	Contributory
104	Maud St	Contributory
105	Maud St	Contributory

GREATER GEELONG PLANNING SCHEME

106	Maud St	Contributory
107	Maud St	Contributory
1/107	Maud St	Contributory
108	Maud St	Contributory
109	Maud St	Contributory
110	Maud St	non contributory
111	Maud St	Contributory
113	Maud St	Contributory
114-116	Maud St	non contributory
115	Maud St	Contributory
117	Maud St	non contributory
122	Maud St	Contributory
128	Maud St	Contributory
132	Maud St	Contributory
134	Maud St	Contributory
136	Maud St	Contributory
138	Maud St	Contributory
140	Maud St	Contributory
142	Maud St	Contributory
146	Maud St	Contributory
148	Maud St	Contributory
150	Maud St	Contributory
152	Maud St	Contributory
1/158	Maud St	Contributory
2/158	Maud St	Contributory
9	McKenzie St	non contributory
11	McKenzie St	non contributory
3	McKillop St	Local
5	McKillop St	Contributory
6	McKillop St	Contributory
7	McKillop St	Contributory

GREATER GEELONG PLANNING SCHEME

8	McKillop St	Contributory
10	McKillop St	Contributory
11	McKillop St	Contributory
12	McKillop St	Contributory
13	McKillop St	Contributory
14	McKillop St	Contributory
15	McKillop St	Contributory
16	McKillop St	Contributory
17	McKillop St	Contributory
18	McKillop St	Contributory
19	McKillop St	Contributory
20	McKillop St	Contributory
22	McKillop St	Contributory
24	McKillop St	Contributory
26	McKillop St	Contributory
28	McKillop St	Contributory
30	McKillop St	Contributory
32	McKillop St	non contributory
33-39	McKillop St	Contributory
45	McKillop St	Contributory
49	McKillop St	Contributory
66	McKillop St	non contributory
1/66	McKillop St	non contributory
76	McKillop St	non contributory
78	McKillop St	non contributory
82	McKillop St	non contributory
91A	McKillop St	non contributory
91	McKillop St	non contributory
93	McKillop St	Contributory
95	McKillop St	Contributory
1/97	McKillop St	non contributory

GREATER GEELONG PLANNING SCHEME

2/97	McKillop St	non contributory
3/97	McKillop St	non contributory
4/97	McKillop St	non contributory
99	McKillop St	non contributory
101	McKillop St	Contributory
103	McKillop St	Contributory
105	McKillop St	non contributory
107	McKillop St	Contributory
109	McKillop St	Contributory
111	McKillop St	non contributory
112	McKillop St	Contributory
113	McKillop St	Contributory
114	McKillop St	Contributory
115	McKillop St	Contributory
116	McKillop St	Contributory
118	McKillop St	Contributory
120	McKillop St	Contributory
122	McKillop St	Contributory
126	McKillop St	non contributory
130	McKillop St	Contributory
132	McKillop St	Contributory
134	McKillop St	non contributory
138	McKillop St	non contributory
140	McKillop St	non contributory
144	McKillop St	non contributory
152	McKillop St	non contributory
303	Moorabool St	Contributory
305	Moorabool St	Contributory
307	Moorabool St	Contributory
309	Moorabool St	Contributory
311	Moorabool St	non contributory

GREATER GEELONG PLANNING SCHEME

1/14	Mundy St	non contributory
2/14	Mundy St	non contributory
3/14	Mundy St	non contributory
5	Pardon Place	non contributory
7	Pardon Place	non contributory
9	Pardon Place	non contributory
11	Pardon Place	non contributory
2	School St	Contributory
4	School St	Contributory
6	School St	Contributory
1	Stringers Lane	non contributory
6	Stringers Lane	non contributory
8	Stringers Lane	non contributory
2	Sutherland St	non contributory
4	Sutherland St	Contributory
6	Sutherland St	Contributory
8	Sutherland St	Contributory
4	Suttons Lane	non contributory
78	Swanston St	Contributory
80	Swanston St	Contributory
82	Swanston St	Contributory
88	Swanston St	non contributory
90	Swanston St	non contributory
1/93	Swanston St	non contributory
2/93	Swanston St	non contributory
3/93	Swanston St	non contributory
4/93	Swanston St	non contributory
5/93	Swanston St	non contributory
6/93	Swanston St	non contributory
97	Swanston St	non contributory
98	Swanston St	non contributory

GREATER GEELONG PLANNING SCHEME

99	Swanston St	Contributory
100	Swanston St	Contributory
101	Swanston St	non contributory
102	Swanston St	Contributory
103	Swanston St	non contributory
105	Swanston St	non contributory
106	Swanston St	Contributory
108	Swanston St	Contributory
109	Swanston St	non contributory
111	Swanston St	non contributory
111C	Swanston St	non contributory
116	Swanston St	non contributory
131	Swanston St	Contributory
133	Swanston St	Contributory
135	Swanston St	Contributory
137	Swanston St	Contributory
139	Swanston St	Contributory
141	Swanston St	Contributory
143	Swanston St	Contributory
145	Swanston St	Contributory
147	Swanston St	Contributory
149	Swanston St	Contributory
151	Swanston St	Contributory
153	Swanston St	Contributory
155	Swanston St	Contributory
157	Swanston St	Contributory
159	Swanston St	Contributory
161	Swanston St	non-contributory
162	Swanston St	Contributory
163	Swanston St	Contributory
164	Swanston St	Contributory

GREATER GEELONG PLANNING SCHEME

165	Swanston St	Contributory
167	Swanston St	Contributory
169	Swanston St	Contributory
170	Swanston St	Contributory
171	Swanston St	Contributory
173	Swanston St	Contributory
174	Swanston St	Contributory
175	Swanston St	Contributory
177	Swanston St	Contributory
178	Swanston St	non-contributory
179	Swanston St	Contributory
181	Swanston St	Contributory
184	Swanston St	Contributory
185	Swanston St	non-contributory
185	Swanston St	non-contributory
187	Swanston St	Contributory
188	Swanston St	non-contributory
189	Swanston St	Contributory
190	Swanston St	Contributory
191	Swanston St	non-contributory
193	Swanston St	Contributory
195	Swanston St	Contributory
197	Swanston St	Contributory
199	Swanston St	Contributory
3	Verner St	Contributory
5	Verner St	Contributory
6	Verner St	non contributory
1/7	Verner St	non contributory
2/7	Verner St	non contributory
3/7	Verner St	non contributory
4/7	Verner St	non contributory

GREATER GEELONG PLANNING SCHEME

8	Verner St	non contributory
9	Verner St	Contributory
11	Verner St	non contributory
13	Verner St	Contributory
14	Verner St	Contributory
15	Verner St	Contributory
16	Verner St	Contributory
17	Verner St	Contributory
18	Verner St	Contributory
19	Verner St	Contributory
20	Verner St	Contributory
22	Verner St	Contributory
24	Verner St	Contributory
112	Verner St	non-contributory
114	Verner St	non-contributory
117	Verner St	Contributory
119	Verner St	Contributory
120	Verner St	Contributory
121	Verner St	Contributory
122	Verner St	Contributory
123	Verner St	Contributory
124	Verner St	Contributory
125	Verner St	non-contributory
126	Verner St	Contributory
127	Verner St	Contributory
128	Verner St	Contributory
129	Verner St	Contributory
130	Verner St	Contributory
131	Verner St	Contributory
132	Verner St	Contributory
133	Verner St	Contributory

GREATER GEELONG PLANNING SCHEME

134	Verner St	Contributory
135	Verner St	Contributory
137	Verner St	Contributory
139	Verner St	Contributory
141	Verner St	Contributory
159	Yarra St	Contributory
169	Yarra St	non contributory
170	Yarra St	Contributory
172	Yarra St	Contributory
1/173	Yarra St	Contributory
2/173	Yarra St	Contributory
3/173	Yarra St	Contributory
174	Yarra St	Contributory
175	Yarra St	non contributory
176	Yarra St	Contributory
177	Yarra St	non contributory
178	Yarra St	Contributory
179	Yarra St	Contributory
180	Yarra St	Contributory
182	Yarra St	Contributory
183	Yarra St	Contributory
184	Yarra St	Contributory
185	Yarra St	Contributory
186	Yarra St	Contributory
187	Yarra St	Contributory
189	Yarra St	non contributory
191	Yarra St	non contributory
193	Yarra St	non contributory
197	Yarra St	Contributory
199	Yarra St	Contributory
201	Yarra St	Contributory

GREATER GEELONG PLANNING SCHEME

203	Yarra St	Contributory
205	Yarra St	Contributory
207	Yarra St	Contributory
211	Yarra St	Contributory
213	Yarra St	Contributory
220	Yarra St	Contributory
222	Yarra St	Contributory
224	Yarra St	Contributory
226	Yarra St	Contributory
228	Yarra St	Contributory
229	Yarra St	Contributory
230	Yarra St	Contributory
231	Yarra St	Contributory
232	Yarra St	Contributory
233	Yarra St	Contributory
234	Yarra St	Contributory
235	Yarra St	Contributory
238	Yarra St	Contributory
238	Yarra St	Contributory
239	Yarra St	Contributory
241	Yarra St	Contributory
242	Yarra St	Contributory
246	Yarra St	Contributory
247	Yarra St	non contributory
248	Yarra St	Contributory
249	Yarra St	non contributory
254	Yarra St	Contributory
255	Yarra St	non contributory
256	Yarra St	Contributory
1/263	Yarra St	non contributory
2/263	Yarra St	non contributory

GREATER GEELONG PLANNING SCHEME

3/263	Yarra St	non contributory
4/263	Yarra St	non contributory
5/263	Yarra St	non contributory
6/263	Yarra St	non contributory

7.2 Revised City South Heritage Area Heritage Design Guidelines

City South Heritage Area Heritage Design Guidelines

City of Greater Geelong, July 2023

Heritage Place:	City South Heritage Area	PS ref no:	HO1641
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Demolition or removal

Retain existing and intact significant places that are of moderate and major contributory value.

Landscape and Subdivision Character

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.
- Discourage double width verge crossings and 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 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.

Bulk, form and appearance

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.
- 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 zinalume.
- 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.

Primary source

Geelong Region Historic Buildings and Objects Study Volume 2 (Allan Willingham, 1986)

Geelong City Urban Conservation Study, Volume 1 (Graeme Butler, 1993)

Geelong City Urban Conservation Study, Volumes 2-5 (Graeme Butler, 1991)

Geelong City Urban Conservation Study, Volume 4(a) (Helen Lardner, 1995)

City of Greater Geelong Heritage and Design Guidelines (Helen Lardner, 1997)

City Fringe Heritage Area Review (RBA Architects + Conservation Consultants, 2016)

South Geelong Urban Design Framework - Heritage Character Study (Authentic Heritage Services, June 2020)

South Geelong Urban Design Framework - Proposed Revision to HO1641 City South Heritage Area (City of Greater Geelong, October 2021)

This document is an incorporated document in the Greater Geelong Planning Scheme pursuant to section 6(2)(j) of
the
Planning and Environment Act 1987