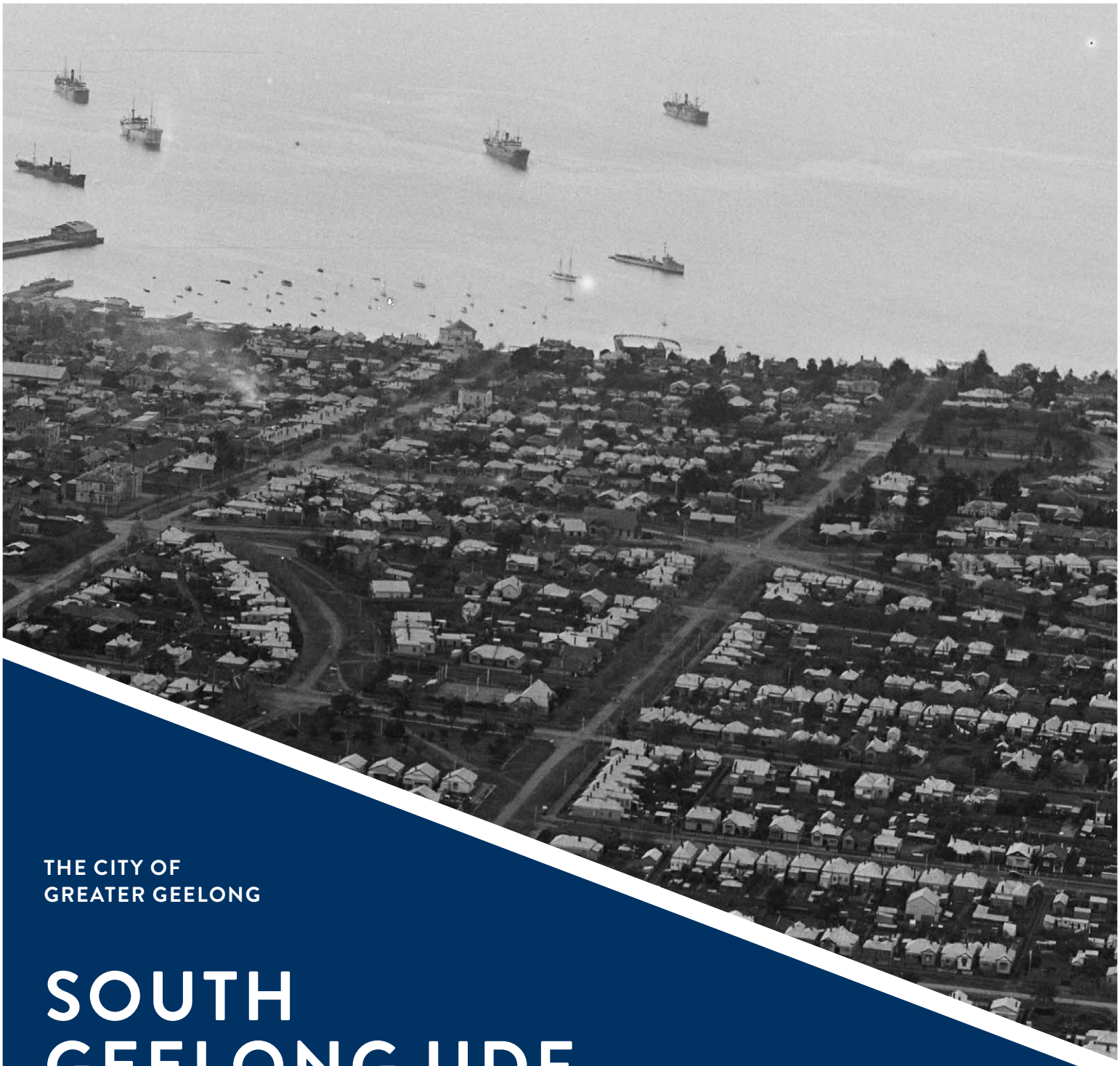


THE CITY OF
GREATER GEELONG

SOUTH GEELONG UDF
HERITAGE OVERLAY REVIEW

PART 2
FEBRUARY 2022

CITY OF GREATER
GEELONG

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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 rea 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

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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 salien points and summation of significant character attributes being as follows:

The existing HO1641 currently comprises four discrete and non-adjoining 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

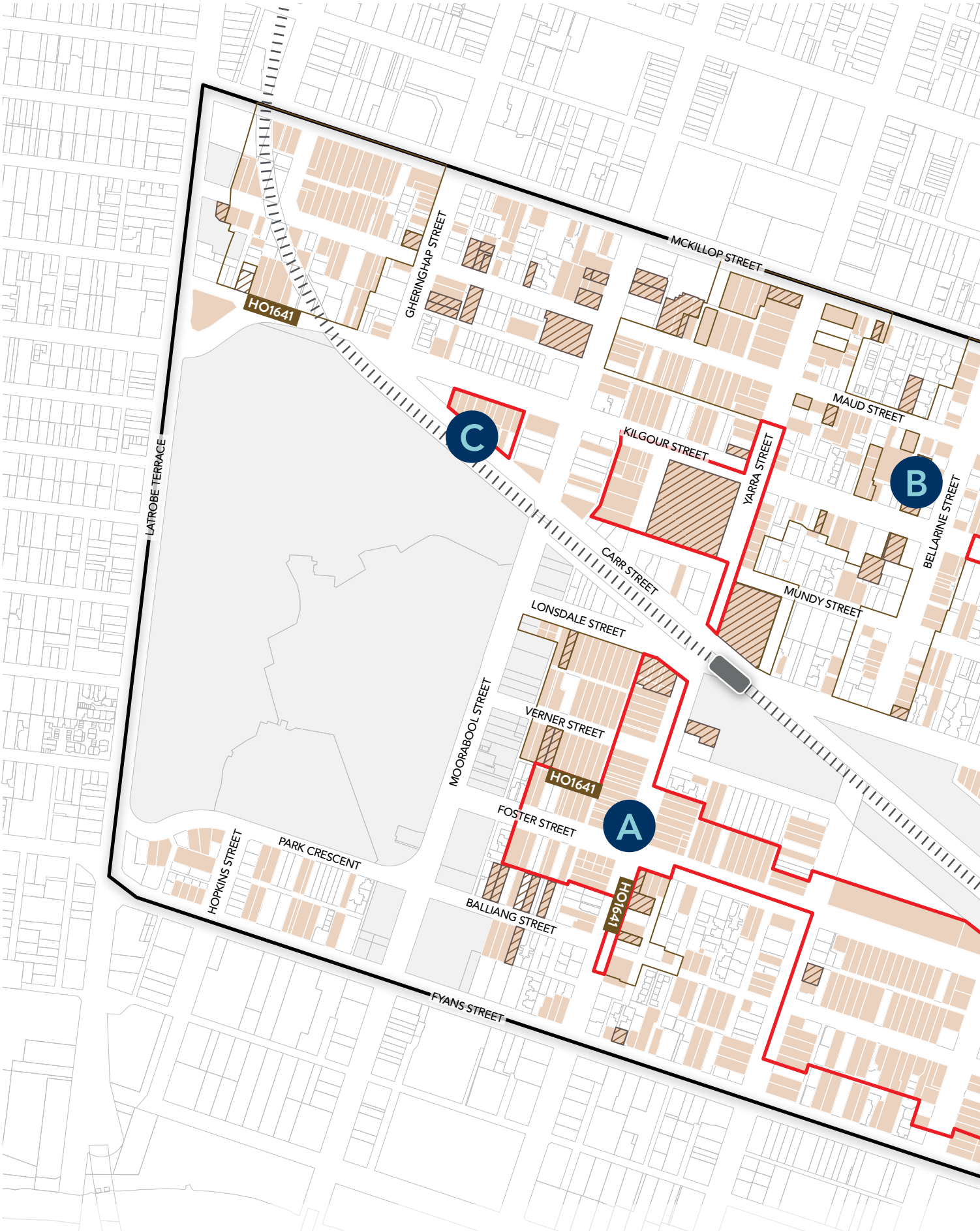
C. A single new isolated cluster of fine Victorian housing along western Kilgour St.

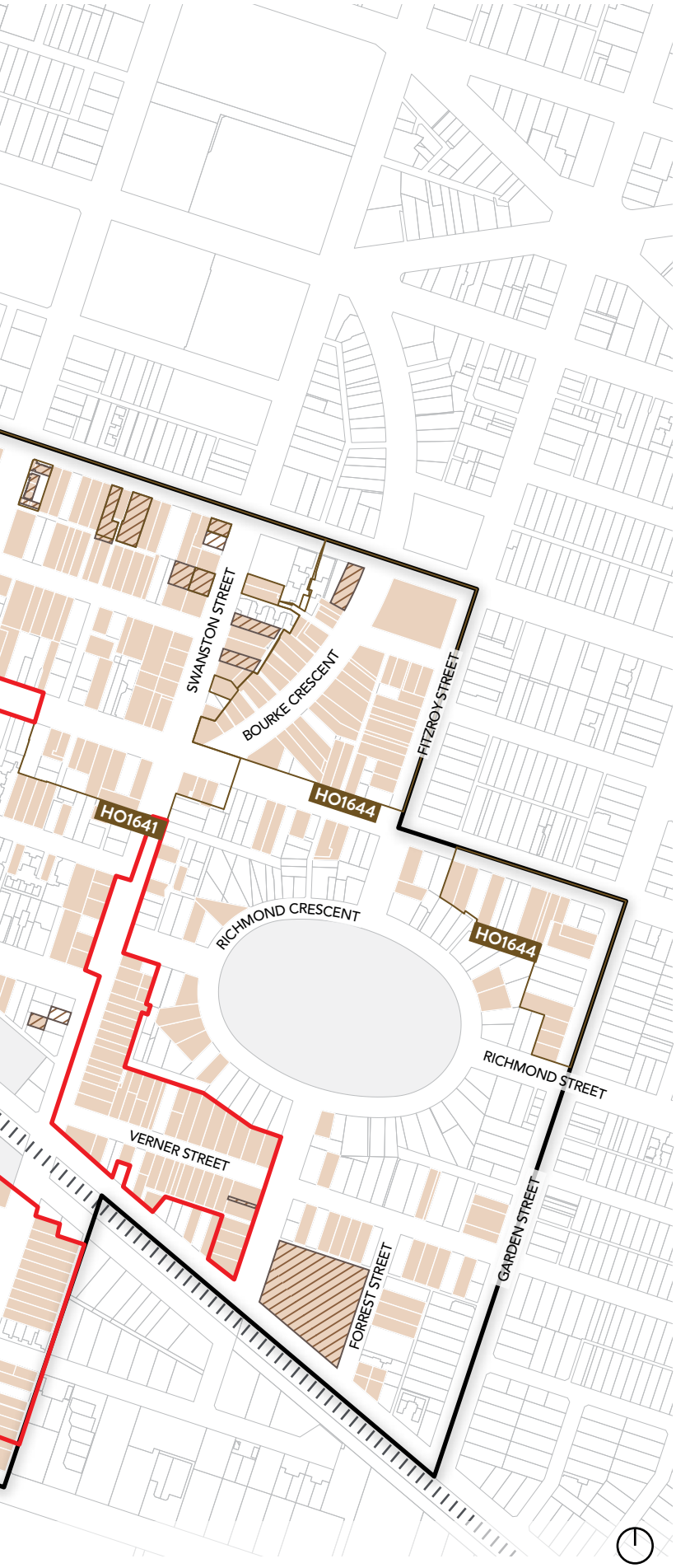
These are summarised in the map Figure 2.1 (pg 103)

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.





LEGEND

- UDF boundary
- Train line
- Heritage Precinct
- Individual heritage buildings
- Contributory heritage buildings
- Proposed heritage precincts
- Out of scope

Figure 2.1 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 2.2 (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

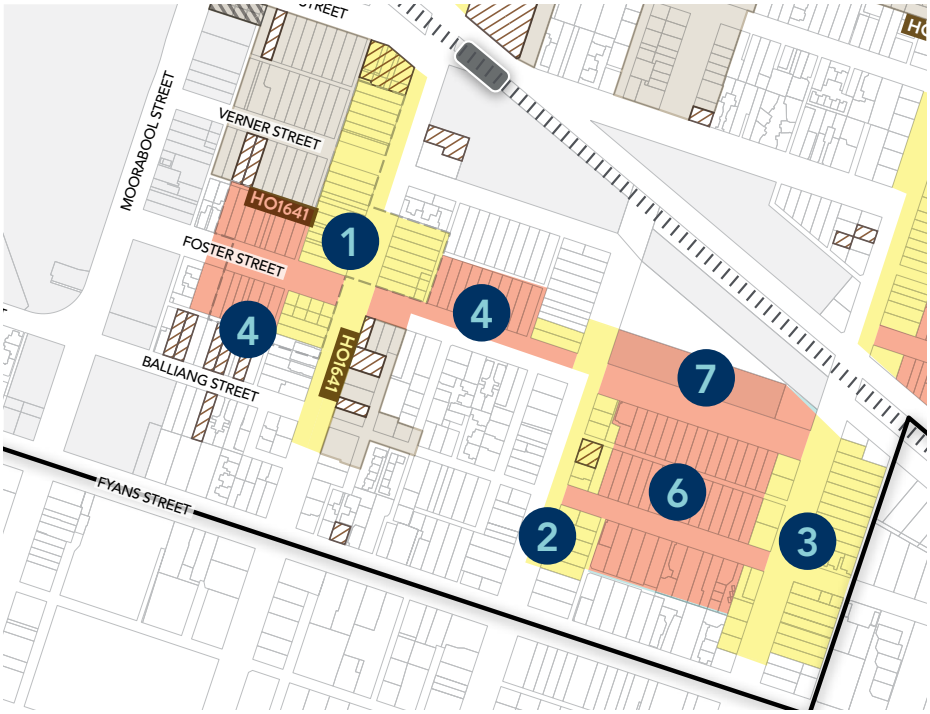


Figure 2.2. Proposed New Contiguous Grouping South of the Railway Line

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 toHO1641 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 2.3 (pg 107), the Northern Extensions Group encompasses:

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

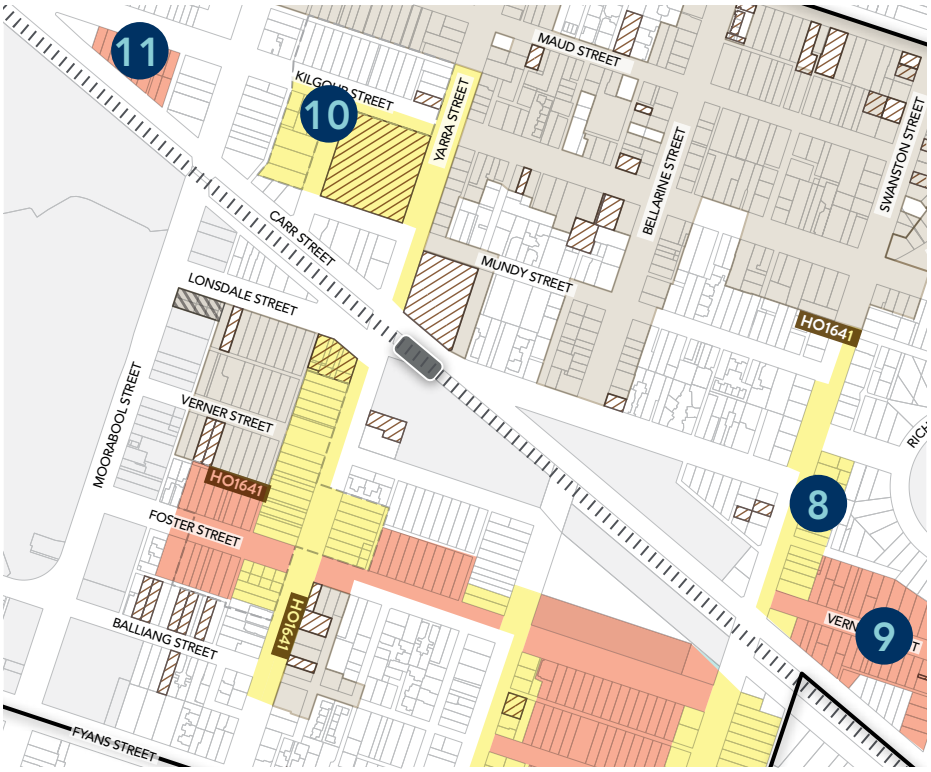
Whilst the Swanston St Centre and Verner St East areas adjoin they are historically separate subdivisions. Swanston Centre is a continuance of the Swanston St South Primary Street Corridor, northward of the railway line to its intersection with the existing HO1641 area at Richmond Court. Its history 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



LEGEND

- UDF boundary
- Train line
- Existing Heritage Precinct
- Existing individual heritage buildings
- Proposed Primary Street Corridor additions
- Proposed Cross-Street Corridor additions
- Out of scope
- Potential removal

Figure 2.3. 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.

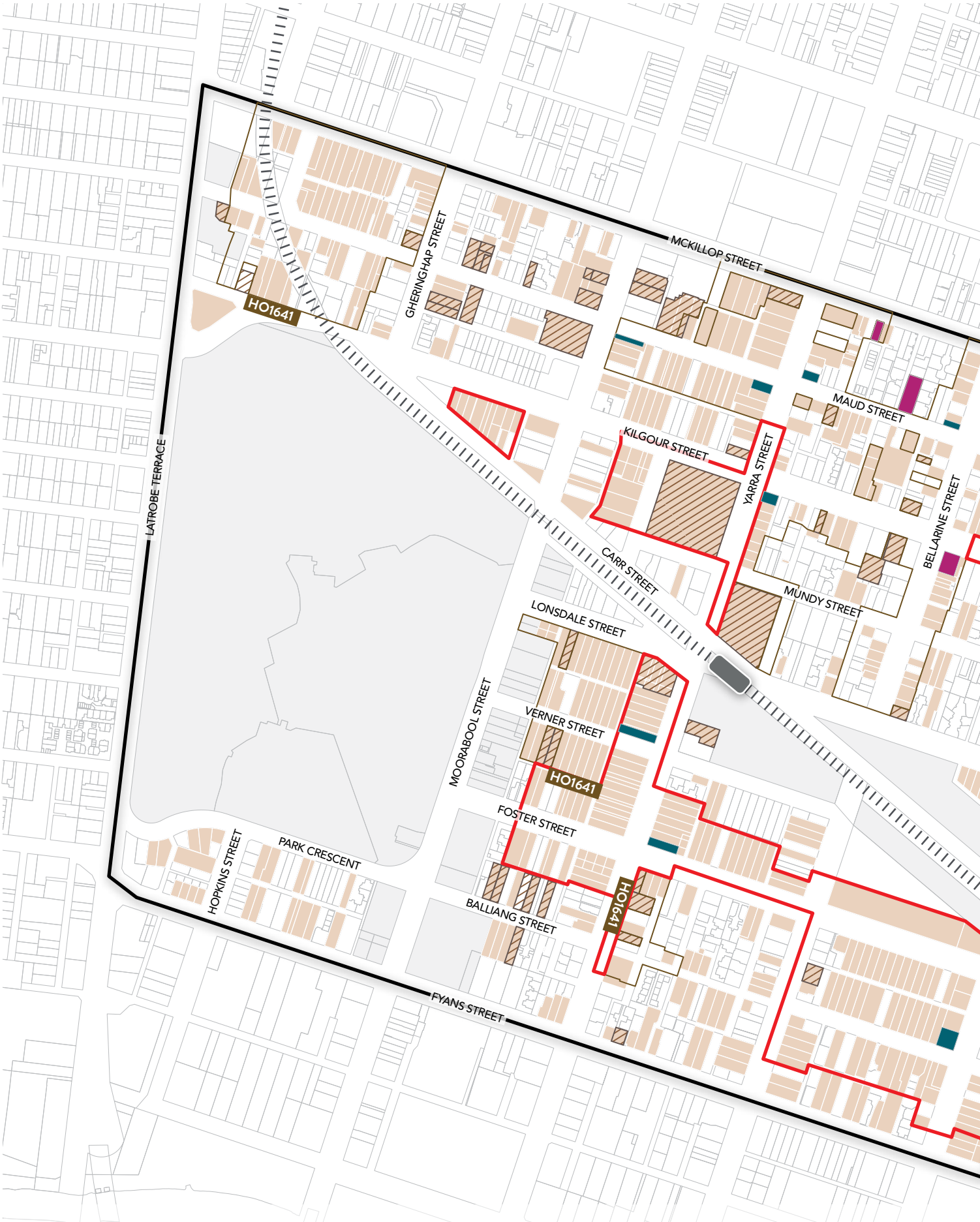
Within the residential subdivision between Kilgour and Balliang, commercial corner developments occur typically as a small store constructed between the front of a residence and the front property boundary, with shop windows and a public entry opening straight onto the footpath. In some instances these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

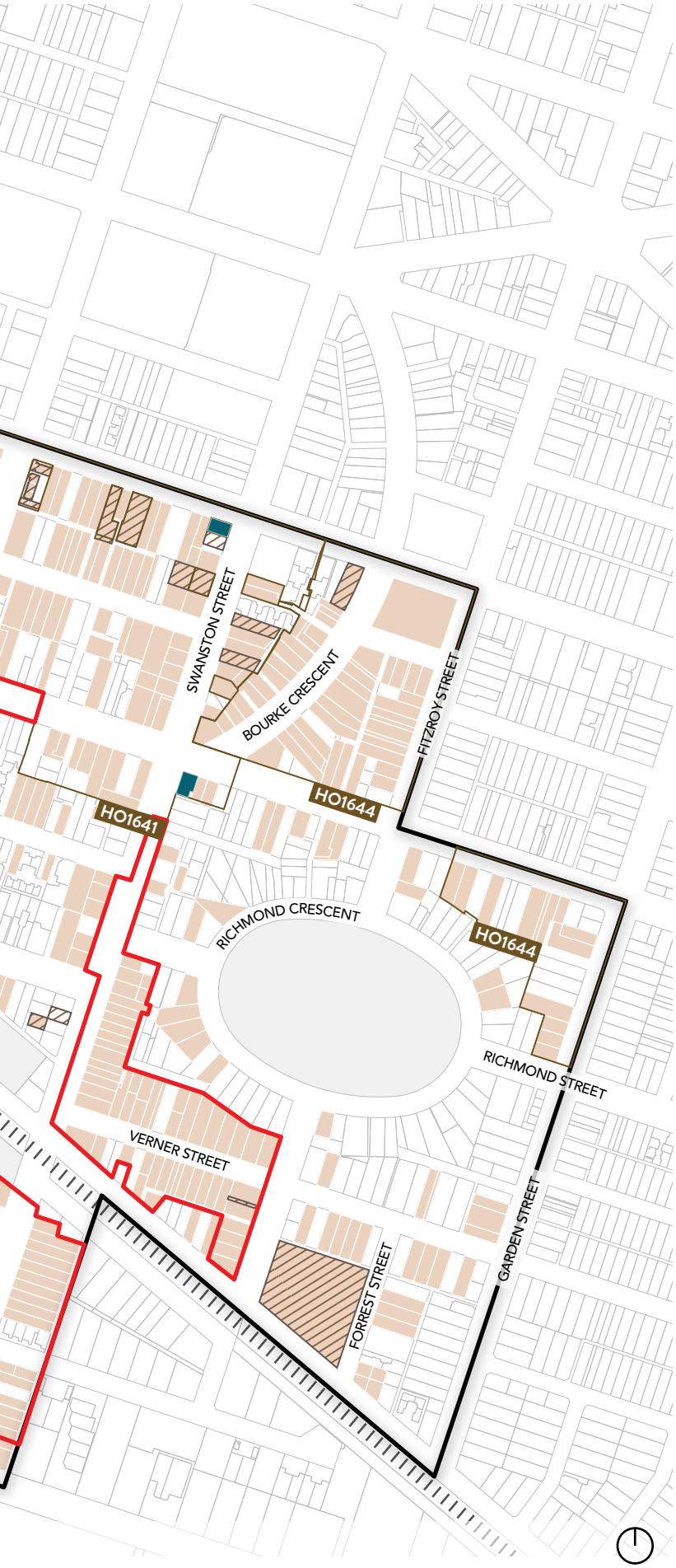
In most instances the corner stores within South Geelong have been modified through the 20th century. One premise (Yarra & Foster) remains in use as a grocery store, several have been adapted into cafes and provide the modern victuals of coffee and baked goods, several have been absorbed into the residential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





LEGEND

- UDF boundary
- Train line
- Heritage Precinct
- Individual heritage buildings
- Contributory heritage buildings
- Proposed heritage precincts
- Shops
- Pubs
- Out of scope

Figure 2.4 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.

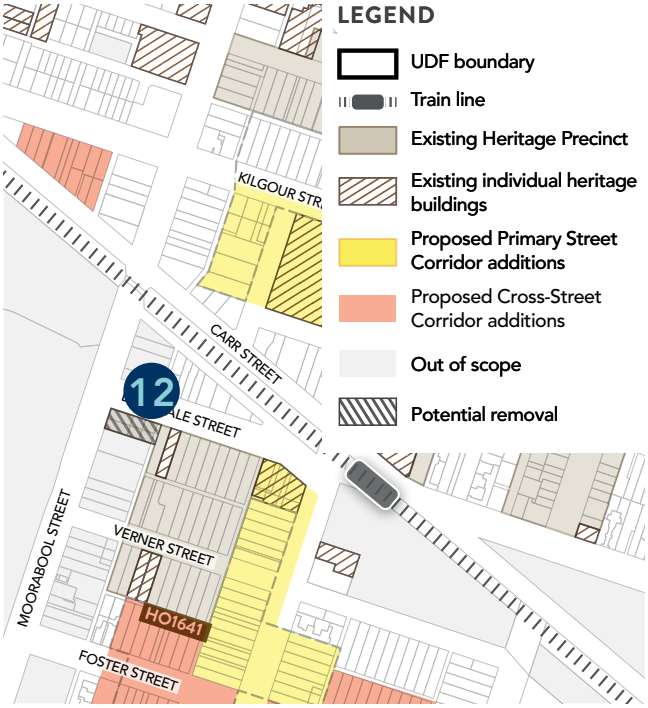
2.4 PLACE FOR POTENTIAL REMOVAL FROM HO1641

As seen in Figure 2.5 & 2.6 (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





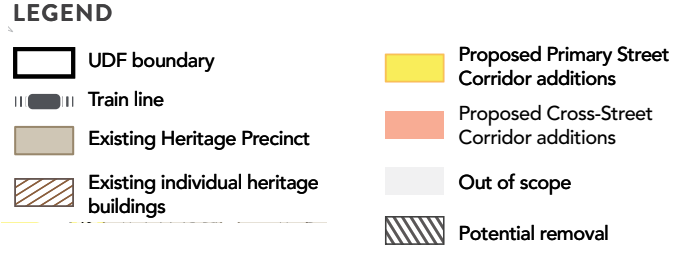


Figure 2.5 Google Street-view of the commercial

Figure 2.6 Potential removal

HERITAGE SIGNIFICANCE

3.1 Assessment of Significance 116

3.2 Statement of Significance- Existing 118

3.3 Statement of Significance- Proposed 119

3

3.1 ASSESSMENT OF SIGNIFICANCE

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 and a Statement of Significance - 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 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.

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.

3.1 ASSESSMENT OF SIGNIFICANCE

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.

3.2 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."

3.3 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 122

PART 2 PLANS

P6. Grid Street Layout/Subdivision 126

P7. Included Properties and those of Contributory Value 127

PART 2 TABLES

T1. HO1641 Additional Property 122

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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

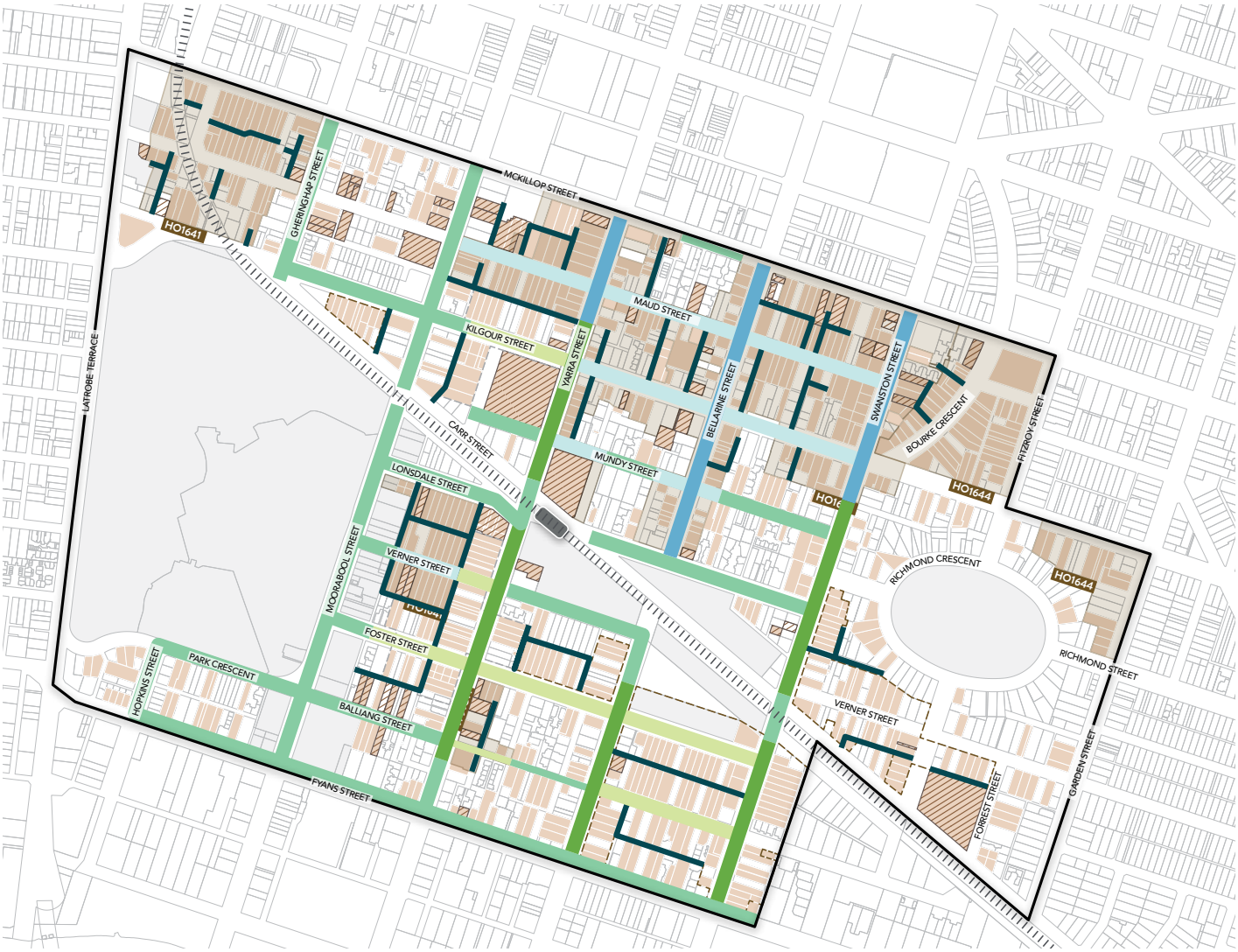
STREET	NO.	GRADE	GROUP
Bellerine St	262	Contributory	2
	264	Contributory	2
	271	Non-contributory	2
	273	Contributory	2
	275	Contributory	2
	277	Non-contributory	2
	289	Contributory	2
	291	Contributory	2
	293	Contributory	2
	295	Contributory	2
	297	Contributory	2
Carr St	53	Non-contributory	9
	59	Non-contributory	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
	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
	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
	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

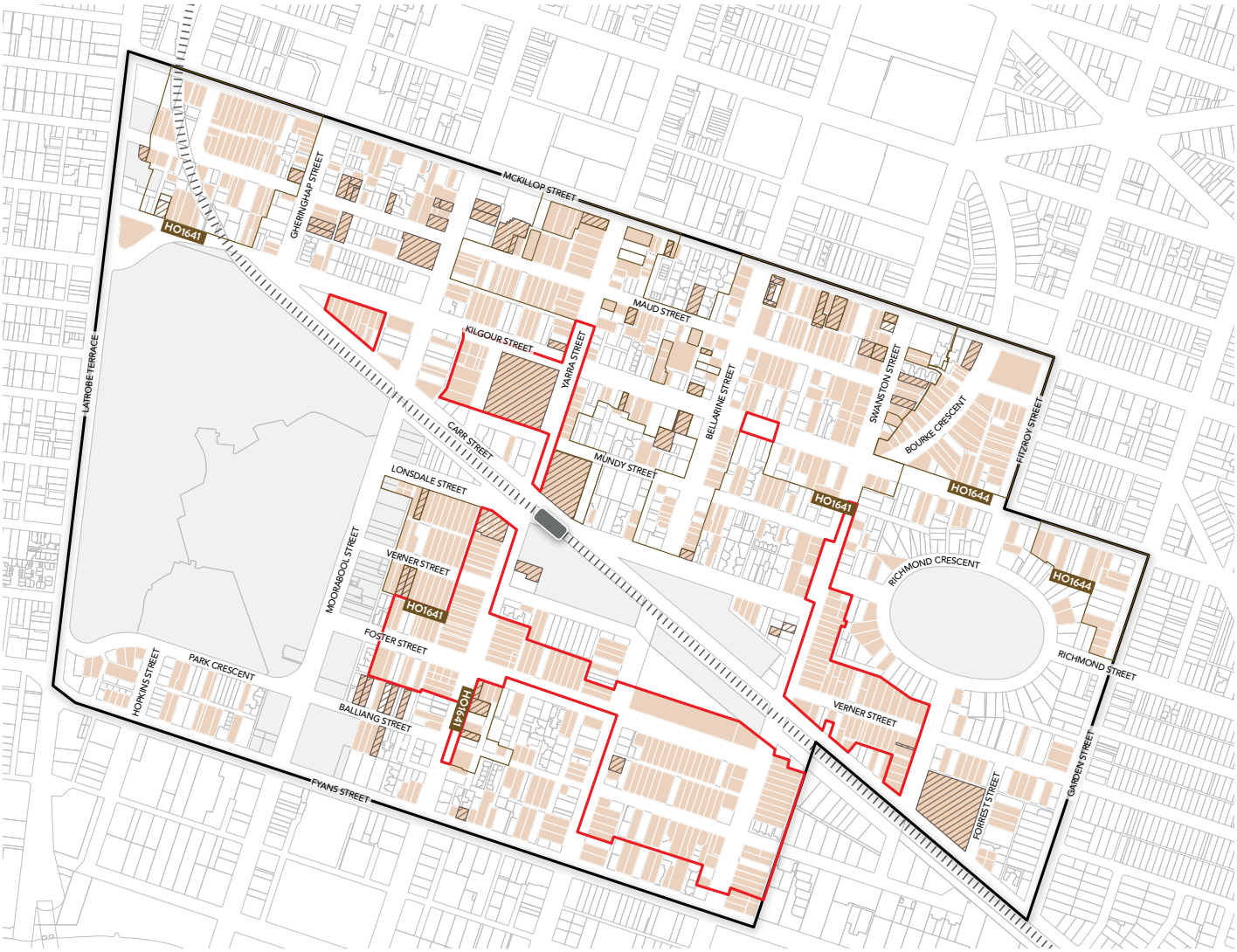


LEGEND

- UDF boundary
- Train line
- Primary & secondary streets within existing HO1641 area
- Primary & secondary streets within proposed additions HO1641 area
- Laneways within existing & proposed HO1641
- Excluded Hoddle Grid streets
- Out of scope

Figure 4.1 'Hoddle Grid' Street Layout/ Subdivision – Inclusions & Exclusions in Proposed HO1641

P7. INCLUDED PROPERTIES AND THOSE OF CONTRIBUTORY VALUE



LEGEND

- UDF boundary
- Train line
- Heritage Precinct
- Individual heritage buildings
- Contributory heritage buildings
- Proposed heritage precincts
- Out of scope

Figure 4.2 Included properties and those of Contributory Value

PLANNING SCHEME PROVISIONS FOR HO1641

5.1 Revising the HO1641 Provisions for the City South Heritage Area 130

5.2 Proposed Text Changes to s22.32, City of Greater Geelong Planning Scheme 131

5.3 References 133

5

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 adaptions 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 136


A

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 cornershop 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 enlargened 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?) 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 enlargened.

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 lourve 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, enlargened 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 enlargened 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 gavle & 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.

ATTACHMENTS

B. Existing provisions within the Greater Geelong Planning Scheme for s22.32 HO1641 City South Heritage Area 192

B

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 Guideslines 1997, which is an Incorporated Document.