



THE CITY OF
GREATER GEELONG

SOUTH GEELONG UDF

PEER REVIEW

PREPARED BY ECOLOGY & HERITAGE PARTNERS

PART 3
FEBRUARY & APRIL 2022

DOCUMENT CONTROL

Activity	Peer Review of the South Geelong Urban Design Framework
Address	South Geelong
Project number	16321
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File name	16321_SouthGeelongHeritageReview_Final
Client	City of Greater Geelong Council
Council	City of Greater Geelong

REPORT VERSIONS	COMMENTS	COMMENTS UPDATED BY	DATE SUBMITTED
Draft v1	Draft for internal QA review	Genevieve Polic	08.07.2022
Draft v2	Draft to client for comment	Genevieve Polic	01.08.2022
Final	Final report	Genevieve Polic	14.08.2022

ABBREVIATIONS

ACRONYM	DESCRIPTION
Act, the	<i>Heritage Act 2017</i>
CHL	Commonwealth Heritage List
HIS	Heritage Impact Statement
HO	Heritage Overlay
HV	Heritage Victoria
NHL	National Heritage List
NTR	National Trust Register (Victoria)
SLV	State Library of Victoria
VHI	Victorian Heritage Inventory
VHR	Victorian Heritage Register

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1.0 INTRODUCTION

Ecology and Heritage Partners was commissioned by City of Greater Geelong Council to undertake a peer review of the South Geelong Urban Design Framework Interim Final Proposed Revision to HO1641 City South Heritage Area, February 2022. The purpose of this Peer Review is to review and critique the study to determine if the properties meet the requirements for inclusion on the Heritage Overlay.

As part of the critique, this report will do the following:

- Recommend changes or identify gaps in the Part 3 report;
- Recommend the inclusion or exclusion of properties from the proposed Heritage Overlay should they not meet the requirements;
- Consider whether there is the opportunity to expand HO1641 to additional areas;
- Ensure that the Part 2 report is consistent with the objectives and strategies of the existing local planning policy (Clause 22.32).
 - In the case of discrepancies, consider whether a new Heritage Overlay is required or whether the current planning policy could be amended; and
- Consider whether the current approach to heritage conservation is a reasonable approach in the South Geelong area.

1.1 METHODOLOGY

This report reviews the current local planning policy Clause 22.32 and compares it to the proposed revision to identify the changes and whether they are suitable for the South Geelong study area, using the Applying the Heritage Overlay as a guide (DELWP 2018; Appendix One).

A site visit was undertaken on 08 June 2022 by Genevieve Polic and Tom Lally (Archaeologists/Heritage Advisors), during which a walkthrough was undertaken throughout the area, with particular attention given to areas recommended for inclusion or exclusion in the revised HO.

Based on the site visit, the report examines all properties currently proposed for inclusion on HO1641, with comment given to any houses that do not meet the requirements and suggestions for further inclusions. This report also examines community suggestions, discussing the merit of the suggestions and potential actions that could be taken.

1.2 LIMITATIONS

Copies of the original inner Geelong suburb heritage reviews were not accessible at the time of the production of this report; therefore, comparison between the original findings and revised findings was not possible.

1.3 PROPOSAL

1.3.1 DESCRIPTION

The South Geelong Heritage Review proposes a significant expansion on the current HO1641 City South Heritage Area Overlay. The study has identified areas of expansion based on their “ability to strongly demonstrate a range of historical and aesthetic values associated with [the area’s] planning and development as a residential area over the period 1850s-1920s.”

The proposed areas are as follows:

- Nine landscaped road reserve areas associated with the 1837-8 town plan of the City known as the ‘Hoddle Grid’; and,
- An additional 193 properties, including examples of Victorian, Federation, and Interwar Bungalow architectural styles from the 1850s-1920s.

The boundaries of the proposed expansion have been defined to conserve areas with the most intact historic characteristics and avoids areas where modern development has occurred or areas which are currently subject to development pressures.

1.3.2 OBJECTIVES

The overall objective of the expanded overlay is defined as (City of Greater Geelong 2022): “To preserve the historical streetscapes, whilst allowing a modest intensification of development that makes use of the long lots and rear service lanes.”

The targeted objectives are as follows (City of Greater Geelong 2022):

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

- Incorporating intact areas of fine historical examples of Victorian, Edwardian and Interwar Housing within South Geelong, that complement those already within HO1641 and which are a defining historical character element of South Geelong;

- Incorporating those sections of the primary streets from the ‘Hoddle Grid’ adjoining areas of intact historical housing areas, which are integral to the setting of the housing and are, in their own right, also a defining historical character element of South Geelong;
- Retaining and enhancing the setting of individual heritage places of regional or local significance (those being the subject of individual heritage overlays) by incorporating adjoining areas of intact historical housing and primary ‘Hoddle Grid’ Streets.”

CITY SOUTH HERITAGE AREA (HO1641)

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2.0 CITY SOUTH HERITAGE AREA (HO1641)

2.1 COMPARISON OF CURRENT AND PROPOSED STATEMENTS OF SIGNIFICANCE

2.1.1 CURRENT STATEMENT OF SIGNIFICANCE

The subject overlay (HO1641) was first conceived in the mid-1990s, along with several other overlays around Geelong.

The goal of these overlays was to protect the heritage values within historic residential areas of Geelong. The overview given below is quoted from the South Geelong Urban Design Framework: Proposed Revision to HO1641 City South Heritage Area (2022) with the aim of establishing the current objectives and heritage values attributed to the overlay:

This Heritage Area is dominated by Victorian and Edwardian residential development and associated institutional buildings. It represents the historical development and expansion of Geelong. The area is characterised by single storey decorative timber houses dating from the 1850s to the 1920s and includes typical examples of Victorian, Edwardian and, to a lesser extent, Californian Bungalow styles. Single and double-fronted detached houses are found in relatively intact groups. Major roads in the area typically have double-fronted houses with generous street setbacks and separation, while in the narrower streets, houses are generally single fronted, with minimal boundary setbacks and separation and smaller allotments. The area is enhanced by the garden settings, street planting, and wide nature strips. The retention of streetscape features as the setting for the buildings is significant. It is historically significant as a representative embodiment of family life during the Victorian and Edwardian periods.

P1. CURRENT CITY SOUTH HERITAGE AREA (HO1641)

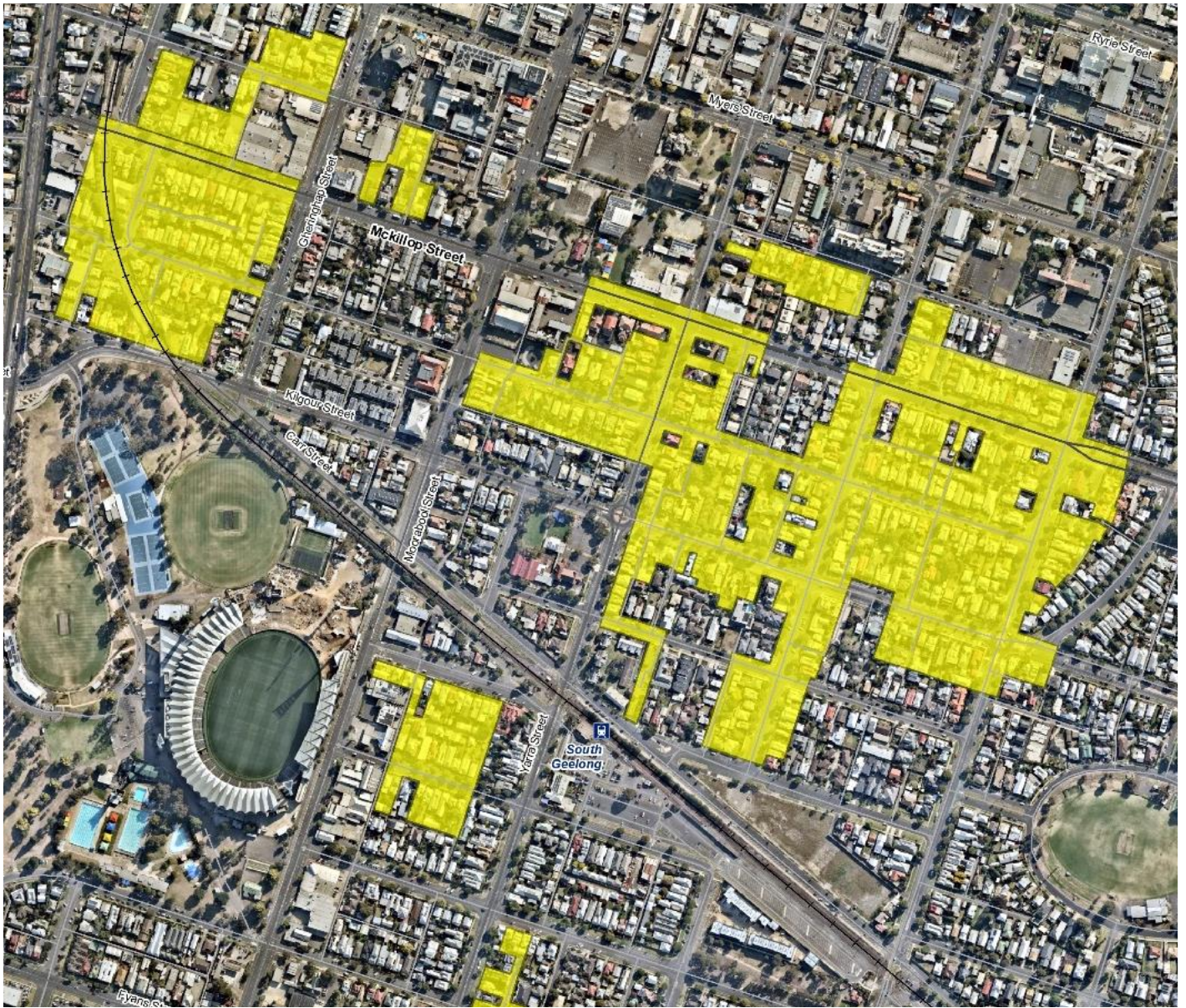


Figure 1. Current City South Heritage Area (HO1641)

2.1.2 PROPOSED STATEMENT OF SIGNIFICANCE

The proposed statement of significance has been prepared by Dr. David Rowe for the upcoming South Geelong Urban Design Framework (City of Greater Geelong 2022).

WHAT IS SIGNIFICANT?

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

HOW IS IT SIGNIFICANT?

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

WHY IS IT SIGNIFICANT?

The HO1641 South City Heritage Area is of historical cultural heritage significance for its ability to strongly demonstrate a range of historical and aesthetic values associated with its planning and development as a residential area over the period 1850s-1920s. (Criteria A, D, E) South Geelong, along with the central Geelong CBD, was defined in the earliest town plan for the City, which connected the Barwon River to Corio Bay. The hierarchal street layouts and the early lot subdivision developed by Government Surveyor Robert Hoddle and his assistant Henry Smythe during 1837-38 – the 'Hoddle Grid' - remain a distinctive feature of Geelong's town planning, are well-demonstrated and predominantly intact across the South City Residential Heritage Area. (Criteria A, E, F, H) The overall urban landscape of South City Heritage Area is significant in demonstrating the early period of the City's European settlement 1850s – 1920s including the aspirations of the working middle class residents for detached housing and ornamental front yards, albeit of modest stature, within walking distance of the CBD, and the port and riverside industrial areas. (Criteria A, D) The aesthetic values of the South City Heritage Area are particularly fine and well-recognised by the community, demonstrating such attributes as wide landscaped road reserves, the segregation of vehicle access to rear service lanes, the consistent form and scale of the residential built development, and the attractive blend of predominantly-intact Victorian, Federation and Interwar Bungalow architecture that occurs throughout. (Criteria E) As an early developmental area within the City, the South City Heritage Area possesses modest scientific value or research potential associated with early occupation and land use within the City. (Criteria C)

2.1.3 DISCUSSION

The revised statement maintains the core heritage criteria for significance that are presented within the current statement of significance (Section 2.1.1). The revised statement serves to provide a more comprehensive overview of the significance of the area and adds several key elements to be protected in future development of the area.

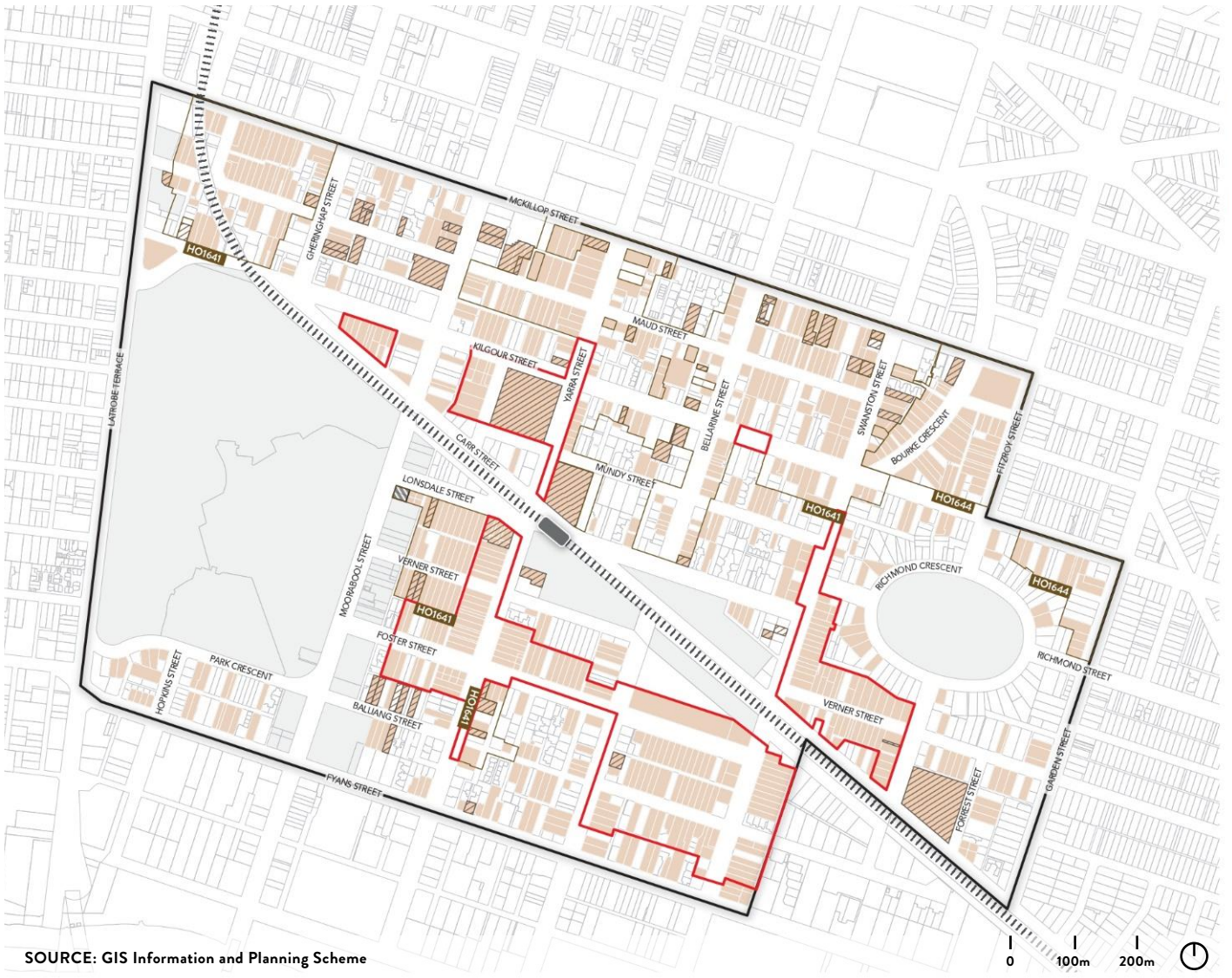
The proposed revision introduces the Hoddle Grid layout as an aspect of significance. It references the fact that the area was originally inhabited by the working middle class, which has impacted how development has occurred in the area and the architectural styles present within the area. More emphasis has been put on the Interwar architecture present within the study area as it was previously included on a "lesser extent."

The word change from Californian Bungalow to Interwar Bungalow is significant as it provides a more inclusive description, allowing the inclusion of the Interwar properties along Verner Street. These properties do not fit into the typical "Californian Bungalow" style, but they are still excellent examples of Interwar Bungalows with most including original features and retaining their original layout and street fronts. An example of these Interwar Bungalows can be seen at 130, 132, and 134 Verner Street.

Another addition is the recognition of the service lanes as an important aesthetic value. The service lanes allow for rear vehicle access and allow the houses to retain their original street fronts and setbacks as there is no need to include a garage or car port at the front of the property.

The revised statement of significance provides a more comprehensive insight into the elements of significance within the area. Their inclusion would be beneficial to the continued character of the area. There are no elements of significance lacking within the proposed statement of significance.

P2. SOUTH GEELONG NEIGHBOURHOOD CHARACTER STUDY – PROPOSED HERITAGE AREAS



LEGEND

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

Figure 2. Proposed Heritage Area

CURRENT & PROPOSED LOCAL PLANNING POLICY

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3.0 CURRENT AND PROPOSED LOCAL PLANNING POLICY

This section presents the current and proposed Local Planning Policies Clause 22.32 of the Greater Geelong Planning Scheme (DELWP 2022). Each section of 22.32 (Policy Basis, Objectives and Policy) has been presented in Tables 1-3 to allow for comparison.

3.1 CURRENT AND PROPOSED POLICY BASIS

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

T1. POLICY BASIS COMPARISON

CURRENT POLICY BASIS

This Heritage Area is dominated by Victorian and Edwardian period residential development with a few commercial and public/institutional buildings. It is representative of an early phase of the historical development and expansion of Geelong, primarily within the early town boundary but also extends into the adjacent eastern and western extensions. The area is characterised by single storey timber houses, many with original decorative features, dating from the 1850s to the 1920s and includes typical examples of the Victorian, Edwardian period (especially the Californian Bungalow style). Single and double-fronted detached houses are found in relatively intact groups. Major roads in the area typically have double-fronted houses with generous street setbacks and separation, while in the narrower streets, houses are generally single fronted, with minimal boundary setbacks and separation and smaller allotments. The area is enhanced by the garden settings, street planting, and wide nature strips.

PROPOSED POLICY BASIS

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

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

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

3.1.1 COMMENT ON POLICY BASIS

The proposed policy basis adds acknowledgment of the Hoddle Grid set up in Geelong, aiming to preserve the original street layout and subdivision. Interwar architecture features more prominently in the policy basis, whereas it was originally included in “to a lesser extent.” The new policy basis acknowledges the aesthetic significance like the current policy basis does however, the proposed basis also recognizes the historic significance of the area.

Service lanes have also been included in the new policy basis, an important addition as they allow for better retention of the streetscape character of the area. The importance of the corner store (commercial buildings) and the character they add to the area is also included.

3.2 CURRENT AND PROPOSED OBJECTIVES

T2. OBJECTIVES COMPARISON

CURRENT OBJECTIVES	PROPOSED OBJECTIVES
<ul style="list-style-type: none"> • To retain the wide nature strips, street planting, generous building setbacks and garden settings. • To maintain the distinctive patterns of form and siting determined by street width, where major roads have double fronted houses with generous setbacks and separation, and narrower streets have single fronted houses with smaller setbacks, subdivisions and less separation. • To protect the intact groups of typical examples of Victorian, Edwardian and, to a lesser extent, Californian Bungalow styles predominantly single storey, detached houses. • To encourage the contemporary interpretation of traditional building design and use of materials within the area. • To encourage the use of appropriate fence types, designs and locations. • To encourage the appropriate development, form and scale of garages and/or carports. 	<ul style="list-style-type: none"> • To retain the wide nature strips, street planting, to retain the particularly fine and intact streetscapes of Victorian, Edwardian and Interwar Bungalow housing that prevail across the area, whilst accommodating contemporary living needs within the property. • To retain the predominant architectural characteristics and visual consistency of closely spaced, single storey detached residences of similar form and style along the main street frontages, whilst allowing more intensive yet complementary development along service lanes and minor streets. • To retain the wide landscaped road reserves whilst allowing changes to accommodate changing traffic needs and a return to non-vehicular options. • To retain and enhance the wide landscaped nature strips, street tree planting, semi-transparent front boundary fences and garden settings of the main streets. • To protect streetscapes from the visual impact of vehicle crossovers and garaging along main streets, by utilising service lanes and minor streets for vehicle access. • To encourage high quality infill development and the contemporary interpretation of traditional building design and use of materials within new construction.

3.2.1 COMMENT ON POLICY BASIS

The proposed objectives are similar to the current objectives of Clause 22.32. The proposed objectives expand upon the current objectives, providing greater acknowledgment and protection of the streetscape character in the proposed precinct.

This protection comes in the form of:

- Putting a focus on using service lanes;

- Minimising the visual impact of garages on the main street;
- Retention of wide nature strips and planting; and,
- Retention of wide landscaped road reserves.

The proposed objectives expand upon the current objectives and provide clearer, more defined objectives that the overlay aims to achieve.

3.3 CURRENT AND PROPOSED POLICY

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

T3. POLICY COMPARISON

CURRENT POLICY	PROPOSED POLICY
<ul style="list-style-type: none">• Promote buildings that incorporate the following design characteristics:<ul style="list-style-type: none">- 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.	<p>Promote conservation of the landscape and subdivision character along primary and secondary streets:</p> <ul style="list-style-type: none">• Encourage ongoing evolution of the existing roadways to accommodate ongoing vehicle, cycle, pedestrian, etc, traffic needs and public safety.• Encourage street tree planting along nature strips or along central medians.• Encourage nature strips to be grassed or otherwise treated with soft landscaping. Hard paving may be permitted to facilitate mixed use activities at former or existing corner stores but should otherwise be discouraged.• Encourage front boundary fencing to dwellings, of an appropriate height and transparent or semi-transparent character, so as to retain visual connection between front gardens and the street.• Encourage retention of front setbacks consistent with the contributory historical building median on that street, and garden areas between dwellings and front property boundaries.• Retain the appearance of the historical allotment configuration in that street, typically being a detached dwelling extending across most, but not all, of each lot frontage.• Encourage separation between neighbouring buildings consistent with the contributory historical building median on that street; discourage buildings that are constructed side boundary to side boundary.• Encourage vehicle access to be off service lanes and minor streets when these are available. Where verge crossings have to be installed they should be kept to a single vehicle width.• Minimise hard paved areas between the street building frontages and the street; encourage any necessary hardstand for parking or the like to occur at the rear or sides of the building.

T3. POLICY COMPARISON

CURRENT POLICY

- Encourage building heights to be single storey and to incorporate the following:
 - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
 - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.

Buildings, works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

PROPOSED POLICY

- Consolidation or subdivision of the front halves of lots, typically incorporating the original houses, should be discouraged. Consolidation or subdivision of the rear halves of lots may be considered, on the provision subdivision will not cause new vehicle accommodation and verge crossings to be constructed on the street frontage.

Promote conservation and appropriate adaptive reuse of the contributory historical dwellings within the area:

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

- Encourage use of colour schemes on painted surfaces that are appropriate to the stylistic period of the house.

Promote conservation of the wider historical architectural character of the area through incorporating appropriate design characteristics within new infill development on the front half of the original lot:

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

3.3.1 POLICY COMMENTARY

The proposed revisions to the existing HO1641 Policy (Clause 22.23 of Greater Geelong LPP) present a more holistic approach to heritage in South Geelong. This is most notable in the changes which promote subdivision, second stories and extensions on the provision they are contained to the back of the lot.

This allows residents to upgrade historic homes to accommodate a more modern lifestyle but ensures that the area's heritage streetscape character remains unaffected by these modern upgrades. South Geelong is an attractive suburb for families as it is within walking distance of several primary and secondary schools, public transportation, and the central business district of Geelong. Therefore, the proposed policy is well suited to South Geelong as it provides the ability to add additions to the houses to provide extra bedrooms, study and living areas to better accommodate families. The policy states that "high quality architectural design adaptations" are permissible; this can impede potential additions of low-quality design that would detract from the heritage characteristics of the area.

It is notable that the policy does not permit demolition of houses that are of moderate or major contributory value. Exceptional circumstances where houses are beyond reasonable repair may be encountered. In these circumstances, the framework may want to consider parameters for proving that houses are beyond repair and can be demolished to allow for the block to be used in a new development. This could include hazard reports, structural reports or conservation management plans. In rare circumstances such as these, a house that is sympathetic to the area should be allowed. Higher density occupation, such as townhouses or units, should not be allowed as they would diminish the heritage streetscape. Service lanes have also been included in the new policy basis, an important addition as they allow for better retention of the streetscape character of the area. The importance of the corner store (commercial buildings) and the character they add to the area is also included.

3.4 CONCLUSION OF POLICY COMPARISON

With the exception of potential consideration to the allowance of demolition in exceptional circumstances discussed above in Section 3.1.1, the proposed policy changes to HO1641 provide an approach that allows for the addition of modern amenity whilst protecting the most important heritage characteristics of the area.

The ability to upgrade houses in the area is lacking in the current policy and does not sufficiently address the fact that the way of living has drastically changed since the houses were first constructed especially when considering that many of the houses around Verner Street were workers' cottages and do not provide sufficient space for a modern family.

A greater emphasis has been placed on the Inter-War architecture within the area, providing an updated and more inclusive acknowledgement of the history of the area.

The new acknowledge of the service lanes is an important addition as their retention will allow for the streetscape character to remain relatively unchanged as car storage can be located at the rear of properties. Additionally, the street layout and subdivisions in the area have been included within the proposed policy. Both the layout and the subdivisions are important to acknowledge and protect as they are important elements in the visual appeal of the South Geelong area.

REVIEW OF PROPOSED CHANGES TO HO1641

4.1 Inclusion and Exclusion in HO1641	223
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4

4.1 INCLUSION AND EXCLUSION IN HO1641

4.1.1 REVIEW OF PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

Table 4 lists the properties considered for inclusion in HO1641. This table directly quotes the description, integrity, and assessed heritage value from the South Geelong Urban Design Framework Interim document (2022). The column labelled recommendation contains any additional comments for consideration regarding the review. The original assessment and review comments have been provided side by side in a table to allow for easy review and comparison.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 1: YARRA STREET SOUTH				
229 Yarra Street (D)	Positioned 2-5m from the street, a single storey detached dwelling. Walls constructed of weatherboard and hipped form roof.	The primary building is largely unchanged from its original form.	The overall preservation, landscaping and design of the building make a significant contribution to the character of the area.	No additional comment.
231 Yarra Street (D)	Single storey Victorian style detached building. Set 2-5m from street. Weatherboard walls and hipped roof form.	The primary building is largely unchanged from its original form. A complimentary but likely more contemporary front yard fence has been installed.	The primary building and landscaping make a major contribution to the character of the area.	No additional comment.
233 Yarra Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard walls and hipped roof form. Set 2.5m from the street	The primary building is largely unchanged from its original form.	The primary building and landscaping make a major contribution to the character of the area.	No additional comment.
235 Yarra Street (D)	Single storey Federation/Edwardian detached style dwelling constructed of weatherboard walls with hipped roof form. Setback 2-5m from the street.	The primary building is largely unchanged from its original form.	The primary building and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN-DATION
239 Yarra Street (D)	Single storey Federation/ Edwardian style detached dwelling constructed of weatherboard with hipped roof form. Setback 2.5m from street.	The primary building is largely unchanged from its original form. Native trees planted on the property are not consistent with historic trends but compliment the house regardless.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
241 Yarra Street (D)	Single storey Federation/ Edwardian style detached corner shop with attached residence. Constructed of weatherboard to the rear of property. Panelling and shop windows to the front of property, roof of parapet form. Setback 0m from street	Primary building subject to minor (mid-20th Century) changes to shop front that do not diminish character. Less complimentary but appropriate to current use roof signage also present.	The overall condition, style and landscaping make a major contribution to the character of the area. The more recent modifications do not diminish the building's character as an example of a historic corner shop.	No additional comment.
256 Yarra Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with a hip and gable roof form. Setback 2-5 from street.	The primary building is largely unchanged from its original form.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
254 Yarra Street (D)	Single storey detached Victorian style dwelling constructed of painted brick masonry with hipped roof form. Setback 2- 5m from street	The primary building is largely unchanged from its original form. However, a contemporary but complimentary fence installed in front of property.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
248 Yarra Street(D)	Single storey detached Victorian style dwelling constructed of weatherboard with hipped roof form. Setback 2-5m from street.	The primary building is largely unchanged from its original form. However, a contemporary but complimentary fence installed in front of property.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
246 Yarra Street (D)	Single storey detached Federation style dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street	The primary building is largely unchanged from its original form.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
242 Yarra Street (D)	Single storey detached Federation style dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form. However, a contemporary but complimentary fence installed in front of property.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 1: YARRA STREET SOUTH				
240 Yarra Street (D)	Single storey Victorian style detached dwelling with post-war modifications. Constructed of weatherboard with hipped roof style. Setback 2-5m from street.	The primary building has had minor modification works that do not diminish its character: mid century front fence, porch, aluminium windows with roller shutters, chimney removed.	The overall condition, style and landscaping make a minor contribution to the character of the area.	No additional comment.
238 Yarra Street (D)	Single storey Federation/ Edwardian style detached dwelling constructed of weatherboard with hipped roof form. Setback 2-5m from street	The primary building has undergone minimal changes from its original form and character. Complimentary changes include additions to the sides and rear, veranda floor, front roof, and front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
236 Yarra Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form, with an unseen addition to the rear of the building and contemporary but complimentary fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
234 Yarra Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form, with an unseen addition to the rear of the building and contemporary but complimentary fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
232 Yarra Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area. Rear of property addresses Verner Street.	No additional comment.
230 Yarra Street (D)	Single storey Victorian style shop or office with attached residential dwelling constructed of weatherboard with hip roof style.	The primary building is largely unchanged from its original form. Minor alteration including the shopfront infilled with panelling in a frame, modern windows, and minor addition to rear of building facing Verner Street.	The overall condition, style and landscaping make a major contribution to the character of the area. Significant as an example of an intact early corner shop.	No additional comment.
228 Yarra Street (D)	Single storey federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
226 Yarra Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
224 Yarra Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
222 Yarra Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with	The primary building is largely unchanged from its original form with large but unseen modifications to	The overall condition, style and landscaping	No additional comment.
232 Yarra Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area. Rear of property addresses Verner Street.	No additional comment.
230 Yarra Street (D)	Single storey Victorian style shop or office with attached residential dwelling constructed of weatherboard with hip roof style.	The primary building is largely unchanged from its original form. Minor alteration including the shopfront infilled with panelling in a frame, modern windows, and minor addition to rear of building facing Verner Street.	The overall condition, style and landscaping make a major contribution to the character of the area. Significant as an example of an intact early corner shop.	No additional comment.
228 Yarra Street (D)	Single storey federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
226 Yarra Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 1: YARRA STREET SOUTH				
224 Yarra Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
222 Yarra Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with	The primary building is largely unchanged from its original form with large but unseen modifications to	The overall condition, style and landscaping	No additional comment.
232 Yarra Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area. Rear of property addresses Verner Street.	No additional comment.
230 Yarra Street (D)	Single storey Victorian style shop or office with attached residential dwelling constructed of weatherboard with hip roof style.	The primary building is largely unchanged from its original form. Minor alteration including the shopfront infilled with panelling in a frame, modern windows, and minor addition to rear of building facing Verner Street.	The overall condition, style and landscaping make a major contribution to the character of the area. Significant as an example of an intact early corner shop.	No additional comment.
228 Yarra Street (D)	Single storey federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
226 Yarra Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
224 Yarra Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
222 Yarra Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form with large but unseen modifications to the rear of building and probable removal of veranda lace and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
220 Yarra Street (D)	Single storey Victorian style detached dwelling constructed of rendered masonry with hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form with a discrete two storey expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 2 BELLERINE STREET SOUTH				
264 Bellerine Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
262 Bellerine Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
271 Bellerine Street (N)	Single storey Postwar style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 5-10m from the street.	The previous residence on this block was demolished. The current dwelling was constructed in the 1980s.	The overall condition, style and landscaping does not make a significant contribution to the character of the area beyond maintaining complimentary dimensions and placement within the block.	See Section 4.1.1.1
273 Bellerine Street (D)	Single storey late Victorian style detached dwelling constructed of weatherboard with gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
275 Bellerine Street (D)	Single storey late Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
277 Bellerine Street (N)	Single storey Postwar style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	Previous early residence likely demolished and current dwelling constructed in the 1980s.	Despite maintaining a complimentary scale and setback, the overall condition, style and landscaping does not make a significant contribution to the character of the area.	See Section 4.1.1.1
289 Bellerine Street (D)	Single storey Interwar style corner shop with attached dwelling constructed of face brick painted around the shop, shop window and side door, with parapet style roof. Setback 0m from street.	The building has undergone minor modifications that do not detract from its overall style and character.	The overall condition, style and landscaping make a major contribution to the character of the area as an example of an early corner shop.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN-DATION
291 Bellerine Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable style roof. Setback 5-10m from street.	The primary building is largely unchanged from its original form with a contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
293 Bellerine Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable style roof. Setback 5-10m from street.	The primary building is largely unchanged from its original form with a contemporary wire fence and window awnings.	The overall condition, style and landscaping make a moderate contribution to the character of the area.	No additional comment.
275 Bellerine Street (D)	Single storey late Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
277 Bellerine Street (N)	Single storey Postwar style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	Previous early residence likely demolished and current dwelling constructed in the 1980s.	Despite maintaining a complimentary scale and setback, the overall condition, style and landscaping does not make a significant contribution to the character of the area.	See Section 4.1.1.1
289 Bellerine Street (D)	Single storey Interwar style corner shop with attached dwelling constructed of face brick painted around the shop, shop window and side door, with parapet style roof. Setback 0m from street.	The building has undergone minor modifications that do not detract from its overall style and character.	The overall condition, style and landscaping make a major contribution to the character of the area as an example of an early corner shop.	No additional comment.
291 Bellerine Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable style roof. Setback 5-10m from street.	The primary building is largely unchanged from its original form with a contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
293 Bellerine Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable style roof. Setback 5-10m from street.	The primary building is largely unchanged from its original form with a contemporary wire fence and window awnings.	The overall condition, style and landscaping make a moderate contribution to the character of the area.	No additional comment.
295 Bellerine Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable style roof. Setback 5-10m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 2 BELLERINE STREET SOUTH				
297 Bellerine Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable style roof. Setback 5-10m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 3: SWANSTON STREET SOUTH				
161 Swanston Street (N)	Single storey Postwar style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The original residence was either demolished or the block remained undeveloped until the 1950s when the current residence was constructed in complimentary style to the character of the area	Despite maintaining a complimentary scale and setback, the overall condition, style, and landscaping does not make a significant contribution to the character of the area.	See Section 4.1.1.1
163 Swanston Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
165 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	Excepting the contemporary and non-complimentary front fence, the overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
167 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form. However, the veranda has been reconstructed in the	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
169 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
171 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building has undergone minor modifications including larger front windows likely installed in the 1950s and contemporary but complimentary front fence. These changes do not subtract from its overall character.	The overall condition, style and landscaping make a moderate contribution to the character of the area.	No additional comment.
173 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building has undergone minor modifications including large front windows and a block front wall. These changes do not subtract from its overall character.	The overall condition, style and landscaping make a moderate contribution to the character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 3: SWANSTON STREET SOUTH				
175 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building has undergone minor modifications. These changes do not subtract from its overall character.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
177 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property.	The overall condition, style and landscaping make a major contribution to the character of the area.	
179 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
181 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form with a discrete expansion to the rear of the property.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
185 & 1/185 Swanston St (N)	Single storey Postwar style detached dwelling constructed of face brick with hipped style roof. Setback 2-5m from street.	The previous residence was demolished, and the property subdivided into four dwellings in the 1980s.	Despite maintaining a complimentary scale and setback, the overall condition, style, and landscaping do not make a significant contribution to the character of the area.	See Section 4.1.1.1
187 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hip and gable style iron tiled roof. Setback 2-5m from street.	The primary building has undergone minor modifications from its original form. These changes do not subtract from its overall character.	The overall condition, style and landscaping make a moderate contribution to the character of the area.	No additional comment.
189 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building has undergone minor modifications from its original form. These changes do not subtract from its overall character.	The overall condition, style and landscaping make a moderate contribution to the character of the area.	No additional comment.
191 Swanston Street (N)	Single storey Postwar style detached dwelling constructed of weatherboard with hip and shallow- pitched hipped style roof. Setback 2-5m from street.	Previous residence was either demolished or rebuilt in 2018 prior to current form.	Despite maintaining a complimentary scale and setback, the overall condition, style, and landscaping do not make a significant contribution to the character of the area.	See Section 4.1.1.1

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
193 Swanston Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 5-10m from street.	The primary building is largely unchanged from its original form excepting the addition of a contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
195 Swanston Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting the addition of a contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
178 Swanston Street (N)	Single storey Federation style corner shop with attached dwelling constructed of painted brick and weatherboard with parapet style roof of face brick on shopfront. Setback 0m from street.	The primary structure has undergone major modifications into a more modern style shop that have detracted from the overall style and character of the area.	Despite maintaining a complimentary scale and setback, the overall condition, style, and landscaping do not make a significant contribution to the character of the area. However, the original form may remain intact beneath recent modifications.	This building should be listed as making a minor contribution to the area. It has a complimentary scale and set back. Corner stores have been noted as important features within the character of the area. They are a representative element of the social history of the area. The condition and style may not be contributory, but the buildings function and placement as a corner store contribute to the overall character of the area.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
197 Swanston Street	Two storey Postwar style with Federation cues detached dwelling constructed of weatherboard with gabled style roof. Setback 2-5m from street.	The primary structure underwent major redevelopment works in 2015 transforming it into a two-storey dwelling.	The overall condition, style and landscaping make a minor contribution to the character of the area due to redevelopment.	No additional comment.
199 Swanston Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting the addition of a contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
190 Swanston Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting the addition of a side garage and possibly contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 3: SWANSTON STREET SOUTH				
188 Swanston Street (N)	Single storey Postwar style with Federation cues detached dwelling constructed of brick masonry with hip and gable style roof. Setback 2-5m from street.	The original structure was demolished and replaced with current structure that partly compliments the character of the area.	Despite maintaining a complimentary scale and setback, the overall condition, style, and landscaping do not make a significant contribution to the character of the area.	See Section 4.1.1.1
184 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hip and gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting the addition of a contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
174 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting the removal of the chimney stack and the addition of a contemporary but complimentary front fence.	The overall condition, style and landscaping make a moderate contribution to the character of the area.	No additional comment.
170 Swanston Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting the addition of a carport and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
164 Swanston Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable style roof. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting the addition of a contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN-DATION
GROUP 4: FOSTER STREET WEST				
24 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable roof style. Setback 2-5m from street. One of four Interwar style houses within a generally older style neighbourhood area.	The primary building is largely unchanged from its original form excepting the addition of a contemporary low brick front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
22 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable roof style. Setback 2-5m from street. One of four Interwar style houses within a generally older style neighbourhood area.	The primary building is largely unchanged from its original form excepting the addition of a contemporary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
20 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable roof style. Setback 2-5m from street. One of four Interwar style houses within a generally older style neighbourhood area.	The primary building is largely unchanged from its original form excepting the addition of a contemporary low brick front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
18 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable roof style. Setback 2-5m from street. One of four Interwar style houses within a generally older style neighbourhood area.	The primary building is largely unchanged from its original form excepting the addition of a contemporary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
16 Foster Street (D)	Single storey Victorian style detached dwelling constructed of rendered masonry with hip and gable roof style. Setback 2- 5m from street.	The primary building is largely unchanged from its original form excepting a discrete addition to the rear of the property and a contemporary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
14 Foster Street (N)	Single storey Postwar style detached dwelling constructed of rendered masonry with hipped roof style. Setback 2-5m from street.	The original structure was demolished and replaced by the current structure which generally conforms to the character of the area except for the high front brick wall.	Despite maintaining a complimentary scale and setback, the addition of a high brick front wall detracts from the character of the area. The structure therefore does not make a significant contribution to the character of the area.	See Section 4.1.1.1

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 4: FOSTER STREET WEST				
12 Foster Street (D)	Single storey Victorian style detached dwelling constructed of rendered masonry with hip and gable roof style. Setback 2- 5m from street.	The primary building is largely unchanged from its original form excepting a discrete addition to the rear of the property and an uncomplimentary high front brick wall fence.	The overall condition, style and landscaping make a modest contribution to the character of the area, the front brick wall making a significant detraction from the character of the area.	No additional comment.
2/10 Foster Street (N)	Single storey Postwar style with Victorian cues conjoined dwelling constructed of brick masonry with hipped roof style. Setback 2-5m from street.	The original structure was demolished and replaced by the current structure which retains broadly complimentary characteristics.	Despite maintaining a complimentary scale and setback, the primary structure does not make a significant contribution to the character of the area.	See Section 4.1.1.1
1/10 Foster Street (N)	Single storey Postwar style with Victorian cues conjoined dwelling constructed of face brick masonry with hipped roof style. Setback 2-5m from street.	The original structure was demolished and replaced by the current structure which retains broadly complimentary characteristics.	Despite maintaining a complimentary scale and setback, the primary structure does not make a significant contribution to the character of the area.	See Section 4.1.1.1
8 Foster Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete addition to the rear of the property and contemporary but complementary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
4-6 Foster Street (D)	Single storey generally Victorian style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 0m from street.	The primary building is largely unchanged from its original form excepting a discrete addition to the rear of the property.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
5 Foster Street (D)	Single storey late Federation (1920) style detached dwelling constructed of fibre cement sheet weatherboard with hip and gable roof style. Setback 2-5m from street. One of two mirrored dwellings with minor differences.	The primary building has undergone minor changes from its original form that do not detract from its overall character, nor the character of the area. These include a discrete second storey and attic balcony.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
7 Foster Street (D)	Single storey late Federation (1920) style detached dwelling constructed of fibre cement sheet weatherboard with hip and gable roof style. Setback 2-5m from street. One of two mirrored dwellings with minor differences.	The primary building is largely unchanged from its original form excepting the addition of a low brick front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
9 Foster Street (N)	Single storey late Federation (?) style with Postwar additions detached dwelling constructed of vertical timber and weatherboard on façade, stucco or rendered masonry (?) elsewhere, with hip and gable roof style. Setback 2-5m from street.	The primary structure has undergone major (though reversible) modifications that have detracted from its character.	The overall condition, style and landscaping make a minor contribution to the character of the area.	No additional comment.
11 Foster Street (D)	Single storey late Federation style with Postwar additions detached dwelling constructed of vertical timber and weatherboard with hip and gable roof style. Setback 2-5m from street.	The primary building has undergone minor changes from its original form that do not detract from its overall character, nor the character of the area. These include the addition of a front porch, enlarged front windows, and low brick wall front fence.	The overall condition, style and landscaping make a minor contribution to the character of the area.	No additional comment.
13 Foster Street (D)	Single storey late Federation style with Postwar additions detached dwelling constructed of vertical timber and weatherboard with hip and gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete side and rear addition to the property, concrete porch and low brick front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
17 Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete rear addition to the property.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
19 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete rear addition to the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

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PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 5: FOSTER STREET CENTRAL				
23 Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with gable roof style. Setback 0m from street.	The primary building is largely unchanged from its original form excepting a discrete rear addition to the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
25 Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete rear addition to the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
27 Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped roof style. Setback 2-5m from street.	The primary building has undergone minor changes from its original form that do not detract from its overall character, nor the character of the area. These include a discrete addition to the rear, reconstruction of the veranda and low brick wall front fence.	The overall condition, style and landscaping make a modest contribution to the character of the area.	No additional comment.
29 Foster Street (N)	Single storey reproduced Federation style detached dwelling constructed of brick masonry with hip and gable roof style. Setback 2-5m from street.	The original structure was demolished and replaced by the current structure that generally compliments the style of the area.	The overall condition, style and landscaping make a minor contribution to the character of the area.	See Section 4.1.1.1
31 Foster Street (D)	Single storey reproduced Federation style detached dwelling constructed of face brick masonry with hipped roof style. Setback 2-5m from street.	The original structure was demolished and replaced by the current structure that generally compliments the style of the area.	The overall condition, style and landscaping make a modest contribution to the character of the area.	No additional comment.
33 Foster Street (D)	Single storey reproduced Federation style detached dwelling constructed of weatherboard masonry with hip and gable roof style. Setback 2-5m from street.	Generally uncertain integrity due to screening across front of property. Original structure may have been demolished and replaced by current structure which overall compliments character of the area.	The overall condition, style and landscaping make a modest contribution to the character of the area.	No additional comment.
35 Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete two-storey addition to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
37 Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete addition to the rear of the property and possible minor changes to the veranda.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
39 Foster Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a large but discrete addition to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
41 Foster Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hip and gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete addition to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
43 Foster Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete two-storey addition to the rear of the property and contemporary but complimentary front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 6: FOSTER & BALLIANG STREET				
92 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a contemporary solid wood front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
90 Foster Street (N)	Single storey Postwar style detached dwelling constructed of face brick with a skillion/flat roof style. Setback 5-10m from street.	The previous structure was likely demolished in the 1980s and replaced by the current structure.	Despite maintaining a complimentary scale and setback, the primary structure does not make a significant contribution to the character of the area.	See Section 4.1.1.1
88 Foster Street (D)	Single storey Victorian style semi-detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete but large addition to the rear of the property and contemporary rigid wire front fence.	The overall condition, style and landscaping make a major contribution to the character of the area –a very rare example of Victorian style semi-detached dwelling in south-Geelong.	No additional comment.
86 Foster Street (D)	Single storey Victorian style semi-detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete addition to the rear of the property rebuilt veranda.	The overall condition, style and landscaping make a major contribution to the character of the area –a very rare example of Victorian style semi-detached dwelling in south-Geelong.	No additional comment.
86 Foster Street (D)	Single storey Victorian style semi-detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete addition to the rear of the property rebuilt veranda.	The overall condition, style and landscaping make a major contribution to the character of the area –a very rare example of Victorian style semi-detached dwelling in south-Geelong.	No additional comment.
84 Foster Street (D)	Single storey Interwar style with art nouveau cues detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a timber rail fence across the front of the property.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
82 Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a simplified veranda.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
80 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from street. Likely the same design basis as nearby 76 Foster Street.	The primary building is largely unchanged from its original form excepting the modern front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
78 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from street. Likely the same design basis as nearby 76 Foster Street.	The primary building is largely unchanged from its original form excepting a discrete rear addition, gabled window hood, and modern front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
76 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from street. Likely the same design basis as nearby 80 Foster Street.	The primary building has been modified from its original form; however modifications could be reversed. For example, the enclosing of the front veranda could be re-opened.	The overall condition, style and landscaping make a minor contribution to the character of the area.	No additional comment.
74 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete rear addition, and modern solid timber front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
72A Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with a hip and gable roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form excepting a discrete rear addition, and modern rigid wire front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
72 Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from the street.	The primary building has undergone minor changes from its original form that do not detract from its overall character, nor the character of the area. These include a discrete addition to the rear, removal of the front veranda and a modern front fence.	If the front veranda were to be reinstalled the overall condition, style and landscaping would make a major contribution to the character of the area.	No additional comment.
70 Foster Street (D)	Single storey Federation style with Art Nouveau cues, detached dwelling constructed of weatherboard with a hip and gable roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form excepting a discrete rear addition and simplification of the front verandah.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

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PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
GROUP 6: FOSTER & BALLIANG STREET				
68 Foster Street (D)	Single storey Federation style with detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form excepting a discrete rear addition.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
1/66 Foster Street (D)	Single storey Victorian style with detached dwelling constructed of weatherboard with a hipped roof style.	The primary structure is largely unchanged from its original form excepting likely simplification of the front verandah. The lot has been subdivided with two	The overall condition, style and landscaping make a major contribution to	No additional comment.
74 Foster Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from street.	The primary building is largely unchanged from its original form excepting a discrete rear addition, and modern solid timber front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
72A Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with a hip and gable roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form excepting a discrete rear addition, and modern rigid wire front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
72 Foster Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from the street.	The primary building has undergone minor changes from its original form that do not detract from its overall character, nor the character of the area. These include a discrete addition to the rear, removal of the front veranda and a modern front fence.	If the front veranda were to be reinstalled the overall condition, style and landscaping would make a major contribution to the character of the area.	No additional comment.
70 Foster Street (D)	Single storey Federation style with Art Nouveau cues, detached dwelling constructed of weatherboard with a hip and gable roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form excepting a discrete rear addition and simplification of the front verandah.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
68 Foster Street (D)	Single storey Federation style with detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from the street.	The primary building is largely unchanged from its original form excepting a discrete rear addition.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
1/66 Foster Street (D)	Single storey Victorian style with detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from the street.	The primary structure is largely unchanged from its original form excepting likely simplification of the front verandah. The lot has been subdivided with two discrete two-storey dwellings added to the rear. These dwellings are of no heritage interest (Lot 2 and 3).	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
1/64 Foster Street (N)	Single storey Postwar style with detached dwelling constructed of weatherboard with a hipped roof style. Setback 5-10m from the street.	Previous structure demolished in the 1980s and replaced by current structure.	Despite maintaining a complimentary scale and setback, the primary structure does not make a significant contribution to the character of the area.	See Section 4.1.1.1
57 Balliang Street (N)	Single storey Postwar style with Interwar cues, detached dwelling constructed of face brick with a gable roof style. Setback 2-5m from the street.	Previous structure likely demolished in the 1990s and replaced by current structure.	Despite maintaining a complimentary scale and setback, the primary structure does not make a significant contribution to the character of the area.	No additional comment.
59 Balliang Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from the street.	The primary structure has undergone moderate alterations that do not compliment the overall character of the area. These alterations could easily be reversed, such as the front horizontal timber fence, large modern front windows and reconstruction of the verandah.	The overall condition, style and landscaping make a minor contribution to the character of the area.	No additional comment.
61 Balliang Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from the street.	The primary structure is largely unchanged from its original form.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
63 Balliang Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from the street.	The primary structure is largely unchanged from its original form.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
1/64 Foster Street (N)	Single storey Postwar style with detached dwelling constructed of weatherboard with a hipped roof style. Setback 5-10m from the street.	Previous structure demolished in the 1980s and replaced by current structure.	Despite maintaining a complimentary scale and setback, the primary structure does not make a significant contribution to the character of the area.	See Section 4.1.1.1

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PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 6: FOSTER & BALLIANG STREET				
57 Balliang Street (N)	Single storey Postwar style with Interwar cues, detached dwelling constructed of face brick with a gable roof style. Setback 2-5m from the street.	Previous structure likely demolished in the 1990s and replaced by current structure.	Despite maintaining a complimentary scale and setback, the primary structure does not make a significant contribution to the character of the area.	No additional comment.
59 Balliang Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from street.	The primary structure has undergone moderate alterations that do not compliment the overall character of the area. These alterations could easily be reversed, such as the front horizontal timber fence, large modern front windows and reconstruction of the verandah.	The overall condition, style and landscaping make a minor contribution to the character of the area.	No additional comment.
61 Balliang Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from the street.	The primary structure is largely unchanged from its original form.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
63 Balliang Street (D)	Single storey Interwar style detached dwelling constructed of weatherboard with a gable roof style. Setback 2-5m from the street.	The primary structure is largely unchanged from its original form.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
65 Balliang Street (D)	Single storey Victorian style detached dwelling constructed of weatherboard with a hip and gable roof style. Setback 2-5m from the street.	The primary structure is largely unchanged from its original form excepting the simplification of the front verandah.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
67 Balliang Street (D)	Single storey Federation style detached dwelling constructed of weatherboard with a hip and gable roof style. Setback 5-10m from the street.	The primary structure is largely unchanged from its original form excepting the absence of a front fence.	The overall condition, style and landscaping make a moderate contribution to the character of the area.	No additional comment.
69 Balliang Street (D)	Single storey Federation style with Art Nouveau cues, detached dwelling constructed of weatherboard with a hip and gable roof style. Setback 5-10m from the street.	The primary structure is largely unchanged from its original form excepting the absence of a front fence.	The overall condition, style and landscaping make a major contribution to the character of the area.	No additional comment.
71 Balliang Street (N)	Single storey Postwar style with Victorian cues, detached dwelling constructed of face brick with a gable roof style. Setback 2-5m from the street.	The previous structure was likely demolished in the 1990s and redeveloped into the current structure.	Despite maintaining a complimentary scale and setback, the primary structure does not make a significant contribution to the character of the area.	See Section 4.1.1.1

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN-DATION
73 Balliang Street (D)	Single storey Federation style with Art Nouveau cues, detached dwelling constructed of weatherboard with a hipped roof style. Setback 2-5m from the street.	The primary structure is largely unchanged from its original form excepting the absence of a front fence.	Overall the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
75 Balliang Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form of iron tile (?).	The primary building is substantially unchanged from its early or significant character/form, with a discrete addition at rear and low brick wall along the front boundary.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
77 Balliang Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with likely simplification of the front verandah with lacework/fretwork/brackets removed	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
79 Balliang Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear and low metal deck fence along the front boundary.	Overall, the primary building and landscaping should make a major contribution to the significant character of the area – when current works complete and assuming the front verandah will be reinstated.	No additional comment.
81 Balliang Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
83 Balliang Street (D)	Single storey detached dwelling in a Federation architectural style with Art Nouveau cues, setback 2- 5m from the street. Wall construction of weatherboard with a hipped roof form	The primary building is substantially unchanged from its early or significant character/form, with a large/ unseen rear addition and latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
85 Balliang Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.

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PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 6: FOSTER & BALLIANG STREET				
82-84 Balliang Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear and latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
80 Balliang Street (D)	Single storey detached dwelling in a Federation architectural style with Art Nouveau cues, setback 5-10m from the street. Wall construction of weatherboard with a hip and gable roof form.	The primary building is substantially unchanged from its early or significant character/form, with a large/ unseen rear addition and latter/ complementary rigid wire front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
78 Balliang Street	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form	The primary building has been subject to minor alterations that have effected its significant character but could be easily reversed – replacement of front windows and doors with large aluminium-framed items.	Overall, the primary building and landscaping make a minor contribution to the significant character of the area.	No additional comment.
76 Balliang Street (D)	Single storey detached dwelling in a basic architectural style –probably Federation or late Victorian, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – the verandah has been rebuilt, drawing in setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form. Both Victorian & federation cues; also having a large/unseen rear addition.	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.
74 Balliang Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form	The primary building is substantially unchanged from its early or significant character/form, with a large yet discrete rear addition and modern yet complementary fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
1/72 Balliang Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form	The primary building is substantially unchanged from its early or significant character/form, whilst the property has been subdivided and a second discrete dwelling added at the rear (lot 2 of no heritage interest).	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
70 Balliang Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form, aside from a modern yet complementary fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
68 Balliang Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form, with a reasonably discrete rear addition and modern low brick/rough face block fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
66 Balliang Street (N)	Single storey detached dwelling in a modernist postwar architectural style, setback 10+m from the street. Wall construction of rendered brick with a skillion/flat roof form.	This block was redeveloped C2000s, when a previous early Residence was likely demolished, and a High masonry wall was erected along The street.	Overall, the primary building and landscaping make no substantive contribution to the significant character of the area, the high wall adversely impacts the streetscape	This property does not currently contribute to the character of the area. Should future development of this property occur, it should aim to be complementary to the heritage precinct. This can be achieved through removal of the high masonry wall.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
64 Balliang Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 5-10m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form, with a large yet discrete rear addition and an ungated concreted driveway.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.

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PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 6: FOSTER & BALLIANG STREET				
62 Balliang Street (N)	Two storey detached dwelling in a Postwar architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hip and gable roof form	This block was redeveloped C1990s, when a previous early residence was likely demolished	Overall, the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining complementary form and setback, the height of the development in close proximity to the front boundary adversely impacts the streetscape.	See Section 4.1.1.1
60 Balliang Street (N)	Single storey detached dwelling in a Postwar architectural style with Victorian cues, setback 2-5m from the street. Wall construction of face brick with a gable roof form.	This block was redeveloped C1990s, when a previous early residence was likely demolished.	Overall, the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.	See Section 4.1.1.1

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 7: FOSTER STREET RESERVE				
Foster Street Reserve (D)	5743m2 public parkland; level grassed area with native tree spp (primarily melaleuca/ paperbarks) around perimeter and a 17 x 10m tanbark playground area with numerous items of equipment.	Public open space substantially unchanged from the original subdivision.	Overall, the open space and mature trees make a major contribution to the significant character of the area, originally part of a larger railway reserve.	No additional comment.
162 Swanston Street – Railway Gatekeepers Cottage (D)	: a single storey detached dwelling in a Federation architectural style, setback 5-10m from the street. Wall construction of weatherboard with a hip and gable roof form.	The primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area, and is of individual significance as early railways infrastructure	See Section 4.1.3

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 8: SWANSTON STREET CENTRAL				
131 Swanston Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form. One of a cluster of 3x Interwar Houses	The primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and latter brick front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
133 Swanston Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form. One of a cluster of 3x Interwar Houses, a mirrored pair with 135 Swanston.	The primary building is substantially unchanged from its early or significant character/form with a discrete rear addition.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
135 Swanston Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form. One of a cluster of 3x Interwar Houses, a mirrored pair with 133 Swanston.	The primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
137 Swanston Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form. Possibly 1 of a row of 3 or 4 matching designs	The primary building is substantially unchanged from its early or significant character/form, with a large and reasonably discrete addition at rear, enlarged front windows (?)	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
139 Swanston Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form. Appears to be 1 of a row of 3-4 matching/similar designs.	The primary building is substantially unchanged from its early or significant character/form, with a discrete addition at rear, possibly larger windows.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
141 Swanston Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form. Appears to be 1 of a row of 3-4 matching/similar designs.	The primary building is substantially unchanged from its early or significant character/form, with a discrete addition at the rear.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN-DATION
143 Swanston Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form. Appears to be 1 of a row of 3-4 matching/similar designs.	The primary building is substantially unchanged from its early or significant character/form, with a discrete addition at rear, simplified verandah with removed lacework	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
145 Swanston Street (D)	Single storey detached dwelling in a Victorian architectural style with art nouveau cues, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with a discrete addition at rear, larger windows and flat verandah roof could be early change but likely original	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
147 Swanston Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
149 Swanston Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
151 Swanston Street (D)	Single storey detached dwelling in a late Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hip and gable roof form of iron tile (?).	The primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – verandah roof replaced and front window enlarged in mid c20th	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.
153 Swanston Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 0-2m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
155 Swanston Street (D)	Single storey detached dwelling in a Postwar (c1940s-50s) architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hip roof form.	The primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition.	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
GROUP 8: SWANSTON STREET CENTRAL				
157 Swanston Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with a large yet discrete addition at rear	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
159 Swanston Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and a latter but reasonably complementary brick front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
GROUP 9: VERNER STREET EAST				
117 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form..	The primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed, including replacement of timber windows with aluminium sliding units and a discrete rear addition.	Overall, the primary building and landscaping make a minor contribution to the significant character of the area	No additional comment.
119 Verner Street (D)	Two storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building has been subject to major alterations that substantially change its scale & layout but complement its significant character, with a two storey rear addition and attached front carport.	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.
121 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; the absence of a front fence & chimney stacks the only notable change	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
123 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form..	The primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and a latter but reasonably complementary brick front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
125 Verner Street (N)	Single storey detached dwelling in a 2019 reproduction façade of Federation style, setback 2-5m from the street. Wall construction of face brick masonry with a hip and gable roof form.	The original residence has been demolished and replaced by new development that complements the character attributes of the area.	Overall, the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.	See Section 4.1.1.1
127 Verner Street (Non- C)	Single storey detached dwelling in a Postwar architectural style drawing upon some Federation visual cues, setback 2-5m from the street. Wall construction of face brick masonry with a hip and gable roof form	The original residence has been demolished and replaced by new development that complements the character attributes of the area.	Overall, the primary building and landscaping make no substantive contribution to the significant character of the area, beyond maintaining a complementary scale, form and setback.	See Section 4.1.1.1

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 9: VERNER STREET EAST				
129 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form..	The primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and a latter but reasonably complementary front fence	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
131 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed, including garage addition at side, new column supports to front porch, a discrete rear addition and a solid panelled front fence	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
133 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
135 Verner Street (D)	Predominantly a single storey detached dwelling in an Interwar architectural style setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building has been subject to major alterations that substantially change its scale but complement its significant character, with a two storey rear addition and what appears to be federation-inspired verandah fretwork and window hood, plus a latter/ complementary front fence.	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.
137 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; albeit the front porch has been rebuilt in concrete with a new balustrade and it has a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
139 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed, including replacement of timber windows with aluminium sliding units and changes to guttering/fascias and downpipes.	Overall, the primary building and landscaping make a minor contribution to the significant character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
141 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building has been subject to major alterations that substantially change its scale & layout but broadly complement its significant character, with a two storey addition and a latter but complementary front fence.	Overall, the primary building and landscaping make a minor contribution to the significant character of the area	No additional comment.
138 Fitzroy Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
136 Fitzroy Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
134 Fitzroy Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
132 Fitzroy (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
130 Fitzroy Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
134 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed, including replacement of timber windows with aluminium sliding units, and possible addition or iron/ lace (?) work to porch.	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 9: VERNER STREET EAST				
132 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form..	The primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
130 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of imitation brick FC sheeting with a gable roof form.	The primary building has been subject to minor alterations that substantially change its appearance but can be easily reversed, including replacement of weatherboards with brick panelling, replacement of timber verandah posts with iron railing, replacement of windows & window hood, installation of blinds, erection of low brick front fence.	Overall, the primary building and landscaping make a minor contribution to the significant character of the area	No additional comment.
128 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition and removal of the front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
126 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form; with a discrete rear addition, attached garage, plus a latter/ complementary front fence	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
124 Verner Street (D)	Two storey detached dwelling in an Interwar architectural style setback 2-5m from the street. Wall construction of weatherboard with a hip and gable roof form.	The primary building has been subject to major alterations that substantially change its scale & layout but broadly complement its significant character, with a two storey addition, an attached garage and a latter but complementary front fence.	Overall, the primary building and landscaping make a minor contribution to the significant character of the area	No additional comment.
122 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is substantially unchanged from its early or significant character/ form; with a discrete rear addition and a relatively high & non- transparent front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area, with the exception of the front fence.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
120 Verner Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form..	The primary building is substantially unchanged from its early or significant character/form, with a discrete rear addition and a latter but complementary porch balustrade & front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
59 Carr Street – north half (N)	Single storey metal deck garage setback 2-5m from the street. [Note a reasonably intact one storey detached dwelling in a Federation architectural style & weatherboard construction fronts Carr St on the opposite side of the lot, but the Carr St streetscape has little merit and the concern with this property is its contribution to Verner St].	The original outbuildings have been demolished and replaced by new Utilitarian buildings closer to the street than nearby historical dwellings.	Overall, the primary building and landscaping make no substantive contribution to the significant character of the area.	See Section 4.1.1.1

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
114 Verner Street (N)	Two storey detached dwelling in a Postwar architectural style setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The original residence has been demolished and replaced by new development that struggles to complement the character attributes of The area.	Overall, the primary building and landscaping make no substantive contribution to the significant character of the area.	This property does not currently contribute to the character of the area. Should future development of this property occur, it should aim to be complementary to the heritage precinct. This can be achieved through removal of the high concrete wall and an overall reduction of visual bulk.
112 Verner Street (N)	Single storey detached dwelling in a Postwar architectural style setback 2-5m from the street. Wall construction of face brick with a hipped roof form	The original residence has been demolished and replaced c1960 by new development that broadly complements the character attributes of the area.	Overall, the primary building and landscaping make no substantive contribution to the significant character of the area.	See Section 4.1.1.1
53 Carr Street – north half (N)	Single storey metal deck garage setback 2-5m from the street. [Note a reasonably intact one storey detached dwelling in a Federation architectural style & weatherboard construction fronts Carr St on the opposite side of the lot, but the Carr St streetscape has little merit and the concern with this property is its contribution to Verner St].	The original outbuildings have been demolished and replaced by new utilitarian buildings closer to the street than nearby historical dwellings.	Overall, the primary building and landscaping make no substantive contribution to the significant character of the area.	See Section 4.1.1.1

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 10: SOUTH STREET & SOUTH GEELONG PRIMARY SURROUNDS				
6 School Street (D)	Single storey detached dwelling in a Interwar architectural style, setback 2-5m from the street. Wall construction of face brick masonry with a gable roof form.	The primary building is substantially unchanged from its early or significant character/form	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
4 School Street (D)	Two storey detached dwelling in a Interwar architectural style, setback 2-5m from the street. Wall construction of face brick masonry with a gable roof form.	The front half of the primary building is substantially unchanged from its early or significant character/form, major changes include a complementary two storey addition at the rear, an attached garage and a brick and steel front fence.	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.
2 School Street (D)	Single storey detached dwelling in an Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard with a gable roof form.	The primary building is (?) substantially unchanged from its early or significant character/form.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
62 Kilgour Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with latter but complementary fencing on both frontages.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
60 Kilgour Street (D)	Front half of the building comprises a narrow single storey townhouse in a Victorian architectural style, setback 2-5m from the street; wall construction of weatherboard with a hipped roof form. The rear part comprises a gabled two storey weatherboard structure.	The primary building is substantially unchanged from its early or significant character/form, albeit having a two storey addition downhill to the rear and a latter/ complementary front fence.	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.
58 Kilgour Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form, the front wall having timber boarding imitating ashlar stonework.	The primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMENDATION
56 Kilgour Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form, the front wall having timber boarding imitating ashlar stonework.	The primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence/hedge.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.

GROUP 11: KILGOUR STREET WEST

54 Kilgour Street (D)	Single storey unit within a villa or townhouse cluster in a Federation architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – wider windows installed (?).	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
52 Kilgour Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
50 Kilgour Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – chimneys removed.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
48 Kilgour Street (D)	Single storey detached dwelling in a Interwar architectural style, setback 2-5m from the street. Wall construction of weatherboard on a red brick base with a hip and gable roof form.	The primary building is substantially unchanged from its early or significant character/form.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.

T4. PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

PROPERTY	DESCRIPTION	INTEGRITY	ASSESSED HERITAGE VALUE	RECOMMEN- DATION
GROUP 11: KILGOUR STREET WEST				
46 Kilgour Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 5-10m from the street. Wall construction of weatherboard with a hipped roof form	The primary building is substantially unchanged from its early or significant character/form, with a latter low, but otherwise uncomplimentary, brick fence	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
44 Kilgour Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 5-10m from the street. Wall construction of weatherboard with a hipped roof form	The primary building is substantially unchanged from its early or significant character/form, with a latter but complementary front fence.	Overall, the primary building and landscaping make a major contribution to the significant character of the area.	No additional comment.
42 Kilgour Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building has been subject to minor alterations that either do not diminish its significant character or can be easily reversed – a chimney appears to have been removed and possibly the verandah form has been simplified, with a latter but complementary front fence	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.
40 Kilgour Street (D)	Single storey detached dwelling in a Victorian architectural style, setback 2-5m from the street. Wall construction of weatherboard with a hipped roof form.	The primary building is substantially unchanged from its early or significant character/form, with a modified or latter but complementary fence.	Overall, the primary building and landscaping make a moderate contribution to the significant character of the area.	No additional comment.

4.1.1 REVIEW OF PROPERTIES CONSIDERED FOR INCLUSION IN HO1641

4.1.1.1 PRIMARY BUILDINGS THAT DO NOT CONTRIBUTE TO THE SIGNIFICANT CHARACTER OF THE AREA

The properties for inclusion include several properties marked with an (N). These properties have been included as, though their primary buildings do not contribute to the area, they have maintained some elements which have been identified as contributing to the overall character of the area.

Their inclusion within this table serves to safeguard them from potential changes in the future which could remove these elements, and therefore negatively impact the character of the area. These buildings should be included on the Heritage Overlay, on the provision that non-contributory buildings are not subject to the same amount of scrutiny if undergoing applications for planning permits in the future. Non-contributory buildings need to retain the significant character elements but can be altered more than a contributory building. Overall, the non-contributory buildings are important for inclusion as their current state adds to the character of the heritage precinct.

4.1.2 POTENTIAL INCLUSIONS FOR HO1641

In addition to the inclusions recommended in the South Geelong Heritage Review, several community submissions were received to be considered for potential inclusion (Figure 3). A site inspection of these properties was conducted by Genevieve Polic and Tom Lally (Archaeologists/Heritage Advisors) on 8 June 2022.

These properties were not originally considered for inclusion as they are located on Moorabool Street. Moorabool Street is considered a key development area within Geelong, as its central location near the railway, GMHBA stadium, and shopping centres provide an attractive prospect for future development and growth.

4.1.2.1 'PENLEA', 343 MOORABOOL STREET GEELONG

The community submission identified the following (Bantow 2022: 13):

The property on the east side of Moorabool Street corner of Carr Street, should be considered for an individual heritage overlay. The residence Penlea 343 Moorabool Street was built in 1911 and designed by architect Percy Everett 1888-1967 for his sister Miss Ethel Everett [now known to be Ellen Gogoll nee Everett]. Everett was the first architecture student at the Gordon Technical College in 1905. In 1934 he was appointed chief architect in the Victorian Public Works Department.

'Penlea' currently retains its original footprint and is externally intact. 'Penlea' is significant due to its association with the eminent Geelong architect Percy Everett who became the chief architect in the Victorian Public Works Department. It is also a unique example of Everett's work for a private individual as opposed to his work on larger-scale public works projects. 'Penlea' incorporates the more traditional Victorian style whilst including subtle art deco influences. This art deco influence can be seen from the chimneys, which feature striped highlights and paintwork making them unique in the area.

Based on the architectural and social significance (Criterion E and H) of 'Penlea' and the high integrity of the building, it is recommended that Penlea is included on the Heritage Overlay. Regardless of the high impact development occurring around Moorabool Street which may eventually overshadow 'Penlea', diminishing the streetscape character and setback, development will not diminish the social significance associated with 'Penlea'.

'Penlea' should not be included within HO1641 as it is not contiguous with the proposed heritage precinct and its significance warrants its own entry on the Heritage Overlay. This individual Heritage Overlay listing should address how it will be allowed to be impacted by future development along Moorabool Street.

P3. PROPOSED ADDITIONS TO HO1641 SOUTH GEELONG HERITAGE PRECINCT



LEGEND

Proposed Additions



Local Governments: City of Greater Geelong
 25k Map sheet Geelong: 7721-13
 Coordinate System: MCA Zone 55 (GD94)
 Map Scale 1:4,500

Figure 3. Proposed Additions to HO1641

4.1.2 POTENTIAL INCLUSIONS FOR HO1641

4.1.2.2 KELVEDON', 332 MOORABOOL STREET GEELONG

'Kelvedon' is a brick house, originally constructed in 1887 by the Drew Brothers. Rate books from the Geelong Kardinia Ward record that the weatherboard stables and two extra brick rooms were constructed in 1901.

It is unknown where the name 'Kelvedon' originated from but the first recorded use of the name was in 1901 during the Swift family occupation of the home (Geelong Advertiser, 30 March 1901: 1). The house still possesses its original footprint and remains externally intact. The house has a hipped roof, two brick chimneys and bi-chromatic brick decorations.

Recent photography shows that the back of 'Kelvedon' is in poor condition compared to the front. Given the excellent condition of the original building, 'Kelvedon' is of high, local architectural significance (Criterion E). In order to balance the high impact development occurring along Moorabool Street with the practical liveability of 'Kelvedon', 'Kelvedon' should be considered for individual heritage overlay outside of the proposed HO1641. It is impractical to restrict a property within a high impact development area as a purely residential property. The individual overlay consideration should allow for mixed use of the property (such as office space) and allow for subdivision or development at the back of the lot, with stipulation that the subdivision or development follows principals of the Burra Charter.

4.1.2.3 'KARDINIA VILLA', 344 MOORABOOL STREET GEELONG

'Kardinia Villa' was constructed in 1883 for Thomas Baldock. It was originally a six-roomed brick house with a verandah. The community submission identifies that 'Kardinia Villa' possesses several features which were common in the work of Joseph Watts (Bantow 2022). These features are:

- Bi-chromatic brickwork;
- Decorative ironwork in the 'rinceau' pattern;
- Geometric verandah balustrade;
- Barrabool sandstone window sills; and,
- A defined chimney shape that has been rendered.

In 1888, tenders were advertised by Joseph Watts for the erection of a Ryrie Street shop for Thomas Baldock (Geelong Advertiser, 22 Feb 1888: 4). A search of tenders released by Joseph Watts during this period did not include the construction of a residence for T. Baldock. As it is unable to be definitively proven, and there are currently four other properties with the same defining features listed on the Greater Geelong Heritage Overlay (HO101, HO927, HO325 and HO937), Kardinia Villa should not be considered for an individual overlay.

As to whether it should be considered for inclusion on HO1641, the property does exhibit high architectural integrity and is in excellent condition. The property does not sit contiguously with the rest of the properties proposed for inclusion on HO1641. Based on the information provided about the property, it should be considered for its own Heritage Overlay listing based on architectural significance (Criterion E).



Plate 1. 'Penlea' taken from across Moorabool Street (Polic 08.06.2022)

Plate 2. Kelvedon (Polic 8.6.22)

Plate 3. 'Kelvedon', behind the original 1887 brick house (Polic 08.06.2022)

4.1.3 VICTORIAN RAILWAYS RESIDENCE (162 SWANSTON STREET GEELONG)

The Victorian Railways Residence is currently included in proposed extent for HO1641; however, it has been suggested that due to the significance of the Victorian Railways Residence, it should be included on its own heritage overlay.

Gate keepers were accommodated within these residences to allow for easy access to the railway crossing gates. A similar residence was constructed at Marshall Station but has been altered and does not possess the same historic integrity as the one located in South Geelong. The Victorian Railways Residence is architecturally unique compared to the other properties suggested for inclusion within HO1641.

The Victorian Railways Residence is in a unique context compared to the other properties proposed for inclusion on HO1641. The property is adjacent to the Foster Street Reserve and is in close proximity to the South Geelong Station. The South Geelong Station area is currently marked as a zone of high impact development. Given the intact condition of the residence, its unique architecture, and its rarity within the region, it would be prudent to consider putting the residence on an individual overlay. The intention of this individual overlay would be to protect the heritage significance of the residence from being diminished by major developments around it and any potential subdivisions that may be proposed for the lot. Overall, the Victorian Railways Residence possesses greater individual heritage significance than many of the properties proposed for HO1641 and should be protected from potential subdivision, which is allowed at the back of the lot within the proposed revisions to Clause 22.32.



Plate 4. Victorian Railways Residence (Polic 08.06.2022)

P4. PROPOSED EXCLUSIONS TO HO1641 SOUTH GEELONG HERITAGE PRECINCT



LEGEND

■ Proposed Exclusions



Local Governments: City of Greater Geelong
 25k Mapsheet Geelong: 7721-13
 Coördinate System: MCA Zone 55 (GD94)
 Map Scale 1:3,500

Figure 4. Proposed Additions to HO1641

PROPOSED EXCLUSIONS AND REMOVALS

5.1 355 Moorabool Street, Geelong 271

5.2 2A and 2B Lonsdale Street, Geelong 271

5

5.1 355 MOORABOOL STREET, GEELONG

Part 2 of the UDF discusses the potential removal of 355 Moorabool Street, Geelong. The current building at 355 Moorabool Street consists of a single story, rendered building used as a veterinary clinic (the yellow building visible to the right in Plate 9 below).

The building does not possess any aesthetic value and appears to be a late twentieth century construction. As a result, the building does not possess any heritage significance and may be removed from the heritage overlay without compromising any heritage values. The removal of the building will serve to add to the overall value of HO1641 as it is currently an unnecessary inclusion which does not align with the proposed objectives of the HO1641 revision. As previously stated, Moorabool Street has been flagged as a major area for potential development and the current inclusion of 355 Moorabool Street is an unnecessary hinderance.

5.2 2A AND 2B LONSDALE STREET, GEELONG

2A and 2B Lonsdale Street, Geelong (Figure 4) are currently being considered for potential exclusion from HO1641. These houses sit behind 355 Moorabool Street, along Lonsdale Street and are separated from the other houses along Lonsdale Street by a laneway (Lamb Place). This separation means that the houses are in an awkward position where they will potentially become overshadowed and burdened by future development along Moorabool Street.

These houses are of heritage significance. They are Victorian cottages, each with one brick chimney, hipped rooves and an extended left room featuring a gabled roof. They have the same exterior as all the houses on the same side of Lonsdale Street. In this context, they have high heritage significance as they are in excellent

OPTION ONE:

The houses are put on the heritage overlay and must remain relatively the same, regardless of development around them. This option has the advantage of ensuring that the overall streetscape characteristics of Lonsdale Street retain their complete heritage value and that 2Aa and 2B do not lose their context. They may be dwarfed by future developments along Moorabool Street, and it may become impractical or uncomfortable to live within these houses, given the heights and uses of the buildings surrounding them. The inclusion of these properties within the heritage overlay does limit potential developments on the corner of Moorabool and Lonsdale Street.

OPTION TWO:

The houses are excluded from the heritage overlay. This allows for the future demolition or extreme renovation of the houses, meaning that they may lose all heritage value. As HO1641 is a large, encompassing area, the loss of these two properties will not have a significant impact on the value of the heritage overlay. The other houses along Lonsdale Street, east of Lamb Place will be retained and will adhere to the proposed policies of Clause 22.32.

The exclusion of 2A and 2B Lonsdale Street, Geelong from the heritage overlay will not result in a significant overall loss to heritage and will allow for comprehensive development of the corner of Moorabool and Lonsdale Streets, which is consistent with the current high impact development assessment of Moorabool Street.

P5.



P6.



Plate 5. 2A and 2B Lonsdale Street (Polic 08.06.2022)

Plate 6. Buildings on Lonsdale Street of similar appearance to 2A and 2B Lonsdale Street (facing east) (Polic 8.6.22)

CONCLUSION

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6.0 CONCLUSION

The South Geelong Urban Design Framework (2022) proposes a comprehensive revision to the current HO1641. This proposal adds a multitude of historically significance properties, and better acknowledges the importance of the Interwar properties in the area. The proposal also considers important aspects of the area, rather than focusing purely on the architecture of the area. These aspects are as follows:

- Hoddle Grid layout (hierarchical streets);
- Subdivision layout;
- Service lanes;
- Historic class divisions within the area; and,
- Commercial buildings (corner stores).

This review has made a few minor suggestions for consideration, focusing on the properties that do not have primary buildings which contribute to the significance of the area. The review has also considered the areas proposed for inclusion and exclusion and provided recommendations based upon the findings.

Overall, the proposed changes to HO1641 can be supported from a heritage standpoint and are achievable and realistic within the South Geelong area.

6.1 REFERENCES

- Bantow, J., 2022. *Research with the Objective of Assessing for Individual Heritage Overlay*. Community Submission for Consideration.
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6.2 APPENDIX ONE: APPLYING THE HERITAGE OVERLAY

Applying the Heritage Overlay

Planning Practice Note 1

AUGUST 2018

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

What places should be included in the Heritage Overlay?

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

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

The heritage process leading to the identification of the place needs to clearly justify the significance of the place as a basis for its inclusion in the Heritage Overlay. The documentation for each place shall include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria.

What are recognised heritage criteria?

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

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

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

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

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

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

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



Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

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

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

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

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

Places of significance for historical or social reasons

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

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

Group, thematic and serial listings

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

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

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

Writing a statement of significance

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

What is significant? – This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example "(Criterion G)". An example statement of significance has been prepared for guidance, see **Appendix A**.

6.2 APPENDIX ONE: APPLYING THE HERITAGE OVERLAY



Department of Environment, Land, Water and Planning

The explanatory report for an amendment that includes a place in the Heritage Overlay (or other supporting documentation accompanying a planning scheme amendment) should:

- state whether the place is a precinct or an individual place
- identify if further controls allowed by the schedule to the overlay are required such as external paint controls or tree controls (the identification of further controls should be based on the explanation of why a heritage place is significant).

Incorporating, saving and displaying statements of significance

A statement of significance must be incorporated in the planning scheme for each heritage place included in the schedule to the Heritage Overlay after 31 July 2018. This requirement does not apply to a heritage place included in the schedule by an amendment prepared or authorised by the Minister for Planning under section 8(1)(b) or section 8A(4) of the *Planning and Environment Act 1987* before 31 October 2018.

However, a statement of significance may be incorporated for any heritage place included in the schedule before 31 July 2018 or by an amendment that the exemption applies to.

If a statement of significance is incorporated in the planning scheme, the name of the statement must be specified in the schedule to the overlay.

All statements of significance (incorporated or otherwise) should be securely stored in the HERMES heritage database.

Where a planning scheme amendment has resulted in the inclusion of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, the heritage study documentation and statements of significance) needs to be updated. A statement of significance that has been incorporated into the planning scheme can only be changed by an amendment to the planning scheme. If the heritage place does not have a statement of significance that has been incorporated, then any changes should be entered into the department's HERMES heritage database.

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

Additional resources may be required

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

Drafting the Heritage Overlay schedule

What is a heritage place?

A heritage place could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land. It cannot include movable or portable objects such as machinery within a factory or furniture within a house.

What is the planning scheme map reference number?

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

Street numbers and location descriptions

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

How should the Heritage Overlay schedule be arranged?

There are three preferred options for arranging the schedule:

- Heritage places may be arranged in ascending numerical order by their planning scheme map reference number (eg HO1, HO2, HO3 and so on).
- Heritage places may be grouped according to their suburb, town or location and then arranged alphabetically by street address within each grouping.
- All places may be listed alphabetically by their street address irrespective of their location.

Use the method which most assists users of the planning scheme to find the relevant property by a simple search through the schedule.



Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

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

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

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

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

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

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

Group, thematic and serial listings

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

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

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

Writing a statement of significance

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

What is significant? – This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example "(Criterion G)". An example statement of significance has been prepared for guidance, see **Appendix A**.

6.2 APPENDIX ONE: APPLYING THE HERITAGE OVERLAY



An example of a schedule to the Heritage Overlay is included at **Appendix B**.

Application requirements

The schedule allows for application requirements to be specified.

Incorporated plan

Clause 43.01-3 of the Heritage Overlay allows an incorporated plan to be prepared to identify works to a heritage place that are exempt from the need for a planning permit. To do so, the plan must be specified in the schedule to the overlay and must also be listed in the schedule to Clause 72.04.

Statements of significance

Where a statement of significance is incorporated in the planning scheme, it must be given a title which includes the name of the heritage place or if there is no name specified, the full address of the heritage place. The title of the statement of significance must be specified in the schedule to the overlay. The title of the statement must also be listed in the schedule to Clause 72.04.

Heritage design guidelines

Where detailed heritage design guidelines have been prepared for a heritage place, they may be incorporated into the planning scheme. The title of the incorporated document must be specified in the schedule to the overlay and must also be listed in the schedule to Clause 72.04.

Applying external painting controls

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

Applying internal alterations controls

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

Applying tree controls

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

Tree controls are applied by including a 'yes' in the Tree Controls Apply? column. Tree controls should only be applied where there has been a proper

Department of Environment, Land, Water and Planning

assessment. The statement of significance for the heritage place should identify the particular trees that are significant (under "What is significant?") and why the tree or trees are important.

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

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

Outbuildings and fences

Councils may consider that certain outbuildings and/or fences on heritage sites are significant and can therefore require that these be subject to the notice and review requirements of the *Planning and Environment Act 1987*. This is achieved by including the word 'yes' in the column headed 'Outbuildings or fences which are not exempt under Clause 43.01-4?'

It is helpful to landowners and users of the planning scheme if the column in the schedule identifies the particular outbuildings and/or fences that are considered to be significant. The statement of significance for the heritage place should also identify the particular outbuildings and/or fences that are significant (under "What is significant?") and why they are important.

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

Section 56 of the *Heritage Act 2017* (Heritage Act) requires that the Minister for Planning must 'prepare and approve an amendment to any planning scheme applying to a place which is included or amended in the Heritage Register to identify the inclusion or amendment of that place in the Heritage Register'. This is intended as an alert to planning scheme users of restrictions that might apply to land under the Heritage Act.

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



planning schemes accurately reflect the Heritage Register as required by the Heritage Act.

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

Allowing a prohibited use of a heritage place

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

This provision should not be applied to significant areas because it might result in the de facto rezoning of a large area. The provision should only be applied to specific places. For example, the provision might be used for a redundant church, warehouse or other large building complex where it is considered that the normally available range of permissible uses is insufficient to provide for the future conservation of the building. Currently this provision applies in the metropolitan area of Melbourne to places that are included on the Victorian Heritage Register.

Aboriginal heritage places

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

The standard permit requirements of Clause 43.01-1 of the Heritage Overlay apply to Aboriginal heritage places included in the schedule. Clause 43.01-10 reminds a responsible authority that the requirements of the *Aboriginal Heritage Act 2006* apply to these places.

How are heritage precincts and areas treated?

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

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

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

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

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

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

Curtilages and Heritage Overlay polygons

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

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

- A homestead on a large farm or pastoral property where it is only the house and/or outbuildings that is important. In most cases with large rural properties, the inclusion of large areas of surrounding farmland is unlikely to have any positive heritage benefits or outcomes.

6.2 APPENDIX ONE: APPLYING THE HERITAGE OVERLAY



- A significant tree on an otherwise unimportant property.
- A horse trough, fountain or monument in a road reservation.
- A grandstand or shelter in a large but otherwise unimportant public park.

Suggested steps in establishing a curtilage and polygon include:

1. Review the heritage study documentation and ask the question 'What is significant?'. The polygon should capture those elements of the place that are significant. If there are multiple elements that are widely dispersed on the property, one option may be to have multiple polygons which share the same Heritage Overlay number.
2. In addition to capturing the elements that are significant, it is almost always necessary to include a curtilage (see definition above) to:
 - retain the setting or context of the significant building, structure, tree or feature
 - regulate development (including subdivision) in proximity to the significant building, tree or feature.
3. Where possible, uncomplicated and easily recognised boundaries (such as a fence line) leave little room for potential dispute in terms of the land affected by any future Overlay.
4. Use aerial photos where they exist to assist in identifying a reduced curtilage.
5. Where access is possible, 'ground truthing' may be of assistance.

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6. Explain the basis for the reduced curtilage polygon in the heritage study documentation
7. Where questions might arise in the future as to the extent of the polygon shown on the planning scheme map, use the entry in the Schedule to the Heritage Overlay (i.e. column two) to specify the area covered by the polygon. For example:

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

Mapping heritage places

All heritage places must be both scheduled and mapped.

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

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

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

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ISBN 1-978-1-74146-710-9 (pdf)

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**APPENDIX A. Example statement of significance**

GUMNUT PLANNING SCHEME

Wombat Flats Precinct Statement of Significance

Heritage Place: Wombat Flats Precinct	PS ref no: HO26
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*[Insert photo and or map, if applicable]***What is significant?**

The following features contribute to the significance of the precinct:

The houses constructed from c.1855 to c.1910, as shown on the precinct map.

- The overall consistency of housing form (hipped roofs, single storey wall heights), materials and detailing (weatherboard, face brick or stucco external cladding, corrugated metal roofs, wide verandahs facing the street, brick chimneys), and siting (generous and consistent front and side setbacks).
- Streetscape materials such as bluestone kerb and channel and concrete footpaths. Features that do not contribute to the significance of this place include non-original alterations and additions to the contributory buildings shown on the precinct map and the houses at 32, 24 & 36 Wattle Avenue.

Contributory buildings:

Wattle Avenue: 3,5,7,9,11,13,15,17,19

Myrtle Street: 7,11,12

Features that do not contribute to the significance of this place include non-original alterations and additions to the contributory buildings shown on the precinct map and the houses at 32, 24 & 36 Wattle Avenue.

How is it significant?

The Wombat Flats Precinct is of local, historic and aesthetic significance to Gumnut Shire.

Why is it significant?

Historically, the precinct demonstrates how the gold rush encouraged the residential development of this area in the mid-nineteenth century. The later Victorian and Edwardian housing demonstrates the next stage of development, which resulted from the establishment of improved transport links and industries such as the Butterscotch Factory in near-by Lilly Pilly Street. (Criterion A)

The precinct is significant for the way it demonstrates the key phases of development prior to World War I, characterised by mid to late Victorian era housing, supplemented by Edwardian infill, set within a nineteenth century subdivision with a regular allotment pattern. It is representative of the way residential areas in Gumnut developed during this era. (Criterion D)

The mid to late Victorian and Federation/Edwardian houses with characteristic form, materials and detailing are complemented by traditional public realm materials such as concrete footpaths and bluestone kerb and channel. (Criterion E)

Primary source*[Insert applicable study and/or citation, if applicable]**[Insert grading table for large precincts]*

Number	Address	Grade
7	Wattle Avenue	Contributory

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

6.2 APPENDIX ONE: APPLYING THE HERITAGE OVERLAY



APPENDIX B. Example schedule to the Heritage Overlay

GUMNUT PLANNING SCHEME

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements
None specified.

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

PS map ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	House 1 Albert Street, Belmont	Yes	No	No	Yes, front fence	No	No	No
HO2	Althol House 57 Albert Street, Belmont	-	-	-	-	Yes Ref No H456	Yes	No
HO3	Moreton Bay Fig Tree 26 Bryant Street, Ceres The heritage place is the Moreton Bay Fig Tree and land beneath the canopy edge of the tree for a distance of five metres from the canopy edge	No	No	Yes	No	No	No	No
HO4	Barwon River Bridge Station Street, Geelong	-	-	-	-	Yes Ref No H789	No	No
HO5	William Street Precinct William Street, Geelong Incorporated plan: William Street Precinct permit exemptions Statement of significance:	Yes	No	No	No	No	No	No

An incorporated plan, statement of significance and design guidelines are listed in column 2, under the relevant heritage place name

Heritage places listed in the schedule before 31 July 2018 are not required to include a statement of significance

OVERLAYS - CLAUSE 43.01 - SCHEDULE

PAGE 1 OF 2



GUMNUT PLANNING SCHEME

PS map ref	Heritage Place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Williams Street Precinct Statement of Significance Heritage design guidelines: William Street Precinct streetscape design guidelines							
HO6	Wombat Flats Precinct 1-35 & 2-36 Wattle Avenue and 1-29 & 2-30 Blue Gum Statement of significance: Wombat Flats Precinct Statement of Significance	No	No	No	No	No	No	No
		A statement of significance is listed in column 2, under the relevant heritage place name						
HO7	Mount Rothwell Stone Arrangement Mount Rothwell Station Little River-Ripley, Little River Statement of significance: Mount Rothwell Stone Arrangement Statement of Significance	No	No	No	No	No	No	Yes