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WEST FOOTSCRAY INTER-WAR AND POST-WAR HERITAGE PRECINCT STUDY - PLANNING SCHEME AMENDMENT C172

Director: **Laura Jo Mellan**
Director Planning and Environment Services

Author: **Ashley Minniti**
Manager City Places

PURPOSE

To present the West Footscray and Surrounds Heritage Precincts Planning Panel Report (Amendment C172), and to recommend Amendment C172 to the Maribyrnong Planning Scheme be adopted with changes and submitted to the Minister for Planning for approval.

ISSUES SUMMARY

- In September 2021, Council endorsed the West Footscray Inter-war and Post-war Heritage Precinct Study 2021 (the Heritage Study) for the purpose of community consultation and to form the basis of Amendment C172 to the Maribyrnong Planning Scheme. Eight precincts were identified to have local significance with high level of intactness and authenticity. Amendment C172 seeks to recognise their contribution to our City's heritage and give them better protection in the planning scheme.
- Public exhibition of the Amendment occurred from 28 February to 7 April 2022. 199 submissions were received from community members, owners, public agencies, service authorities and the National Trust.
- In September 2022, Council's delegate considered all submissions and referred them to an independent Planning Panel. A six-day hearing was held between 22 November and 9 December 2022. All submitters were invited to take part in the Panel process, with in-person and online attendance facilitated.
- The Panel concluded the Amendment is strategically justified and recommends adoption subject to changes. The Panel found that both the Feasibility Study and Heritage Study used a robust methodology, however was impacted by a lack of broad consultation that could not occur during pandemic restrictions.
- The Panel's recommendations include deleting the Heritage Overlay from areas where the streetscape has become fragmented or not considered to meet the threshold for local heritage significance, including all land on Napoleon and Wellington Streets in HO211; Centennial and Duke Streets in HO212; McCubbin Street in HO215; a small section of Summerhill Road in HO216, Sredna Street and the group of shopfronts on Sunshine Road HO217 (excepting the shop at no. 173).
- Council officers generally agree with removing protection from these sites, except for the shopfronts on Sunshine Road which should continue to be protected. These shops contribute to the significance of the Tottenham Precinct (HO217) as detailed in Attachments 2 and 5.
- Other Panel recommendations include reclassifying some properties impacted by demolition/reconstruction to non-contributory, zoning changes, refinements to the

Design Guidelines and minor edits to improve drafting, ensure consistency and improve legibility of maps.

- It is recommended Council adopt Amendment C172 with changes as outlined in this report, and submit to the Minister for Planning for approval.

ATTACHMENTS

1. Amendment C172 Panel Report ⇩
2. Response to the Panel's recommendations ⇩
3. List of recommended post-exhibition changes to Amendment C172 ⇩
4. Updated Amendment C172 documentation, planning scheme provisions and maps (tracked changes) ⇩
5. Updated Statements of Significance, Heritage Design Guidelines and Permit Exemptions in Heritage Precincts Incorporated Plan (tracked changes) ⇩
6. West Footscray Inter-war and Post-war Heritage Precinct Study 2021 ⇩

OFFICER RECOMMENDATION

That Council:

1. Consider the Amendment C172 Panel Report (as detailed in Attachment 1), and support changes to the Amendment in response to the Panel's recommendations (as detailed in Attachments 2 and 3), pursuant to Section 27 of the *Planning and Environment Act* 1987.

2. Adopt Amendment C172 with changes (as detailed in Attachments 4, 5 and 6) pursuant to Section 29 of the *Planning and Environment Act* 1987.

3. Submit Amendment C172 (as detailed in Attachments 4, 5 and 6) to the Minister for Planning for approval pursuant to Section 31 of the *Planning and Environment Act* 1987.

4. Delegate to the Manager City Places the power to make any necessary changes to the Amendment documentation (Attachments 4 and 5) to correct referencing and ensure consistency in the planning provisions prior to lodging with the Minister for Planning.

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BACKGROUND

Heritage places contribute to the identity of our City and add character and interest. Objective 1 (d) of Section 4 of the Planning and Environment Act 1987 is 'to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.' Council has an important statutory responsibility to protect local heritage places in Maribyrnong. By preserving the City's heritage, we preserve a tangible part of the past for future generations.

West Footscray Inter-war and Post-war Heritage Precinct Study (2021)

In 2019, Council undertook a feasibility study to investigate areas of potential heritage significance in the West Footscray area. Community feedback received on the West Footscray Neighbourhood Plan 2018 highlighted the need to protect existing neighbourhood character and heritage. The study concluded West Footscray and surrounding parts of Footscray and Maidstone had large areas of potentially significant inter-war and post-war residential precincts which should be investigated further.

Inter-war and post-war housing refers to places and areas developed in the architectural periods of c.1915- c.1940 (inter-war) and c.1940- c.1975 (post-war). Previous heritage studies within the City of Maribyrnong focussed on late Victorian, Edwardian and the Bungalow Era post World War One as significant architectural styles in the municipality. There is a gap in the recognition and protection of inter-war and post-war heritage place in the Maribyrnong Planning Scheme (the Scheme), despite representing significant phases of growth in our City's history.

Specialist heritage consultants were engaged to undertake detailed analysis and field work of 34 streets in preparing the West Footscray Inter-war and Post-war Heritage Precinct Study. The Heritage Study was completed in March 2021 and recommended eight locally significant heritage precincts be protected through the Maribyrnong Planning Scheme (shown in Map 1 below).

Twentieth century heritage (such as post-war heritage) is sometimes perceived as 'too new' to conserve and be given statutory protection. However, if we lose the heritage fabric of this important phase of our City's history, we are in danger of losing an understanding of this time for future generations. The post-war residential precincts identified in the Heritage Study reflect an important period of industrial growth and demographic change in West Footscray, which reflects the aspirations, tastes and needs of a growing community of post-war immigrants and middle-class workers in West Footscray. If the protection of our intact post-war streetscapes is left for another 10 or 20 years, there will be little left of this part of heritage in Maribyrnong.

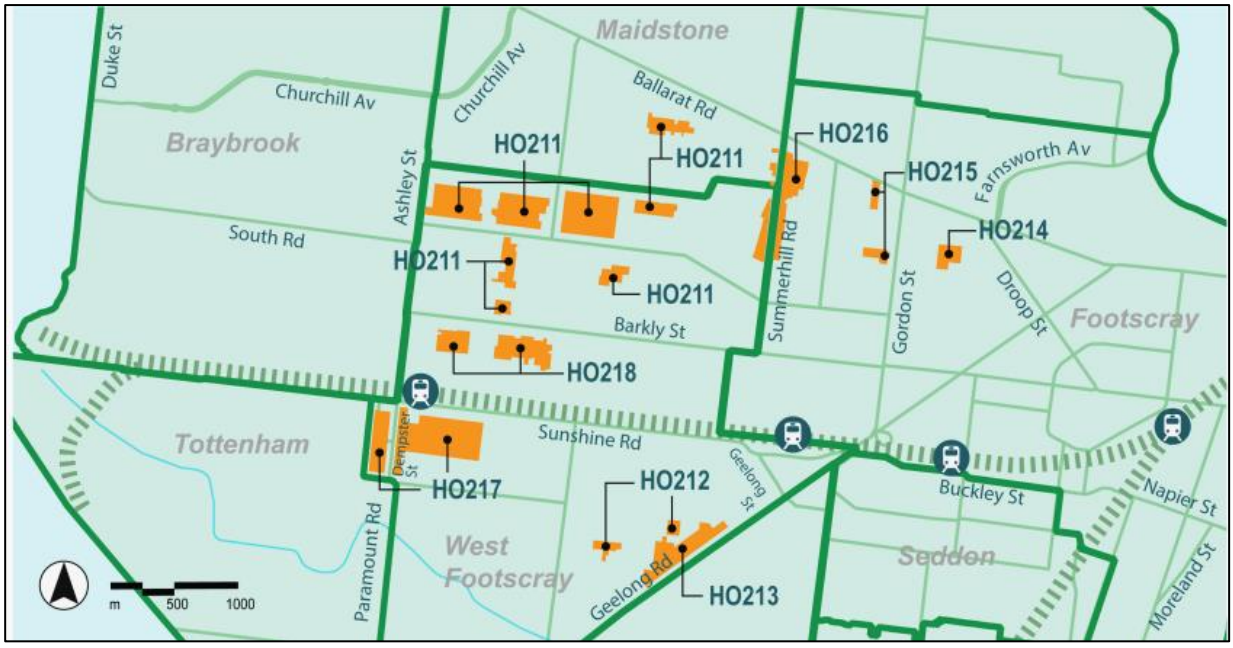
Amendment C172

Amendment C172 was prepared to implement the findings of the Heritage Study by applying ongoing controls to protect the heritage values and characteristics of the eight precincts. Statutory planning protection is the most appropriate mechanism to ensure these areas are conserved and protected for future generations.

The Amendment seeks to change the Scheme by:

- Applying the Heritage Overlay to the eight precincts identified in Map 1 below.
- Rezoning residential properties in the precincts from General Residential Zone to Neighbourhood Residential Zone and inserting a new Schedule 2 to the NRZ.
- Amending Clause 21.07 (Housing) of the Municipal Strategic Statement to identify the precincts as limited change areas.
- Rezoning a contributory reserve at 39 Dempster Street to Public Park and Recreation Zone to reflect its status as a contributory reserve to the Tottenham Precinct (HO217).
- Incorporating Statements of Significance and Heritage Design Guidelines for each precinct (refer to Attachment 5).
- Updating the 'Permit Exemptions in Heritage Precincts Incorporated Plan' to include the new precincts – allowing some external changes to properties without the need to obtain planning permission (refer to Attachment 5).

Map 1: Proposed West Footscray and Surrounds Heritage Precincts



The proposed precincts are known as:

- HO211 Bottomley's Paddock Inter-war and Post-war Residential Precinct
- HO212 Centennial & Duke Streets Inter-war and Post-war Residential Precinct
- HO213 Hansen Inter-war Residential Precinct
- HO214 Laughton's Post-war Housing Precinct
- HO215 Naismith & McCubbin Streets Inter-war Housing Precinct
- HO216 Summerhill Road Inter-war and Post-war Housing Precinct
- HO217 Tottenham Post-war Industrial Area Housing Precinct
- HO218 West Footscray Inter-war and Post-war Residential Precinct

Of the 923 properties affected by the Amendment, 808 are considered contributory (88%). The Heritage Study includes an assessment of each precinct, and a whether property contributes to the precinct's historical importance and value. 'Contributory' heritage places are places identified as contributing to the heritage significance of a precinct. 'Non-contributory' buildings are typically not constructed within the significance era and contain limited fabric. They are included within the Heritage Overlay because development of the place may impact on the significance of the heritage streetscape/precinct or adjacent contributory heritage places.

The Heritage Overlay is the most appropriate planning tool for recognising and protecting the cultural heritage significance of the precincts. The overlay generally requires owners and developers to obtain a permit before undertaking demolition or external changes/development. This ensures the heritage significance, character and values of the streetscape/precinct are considered in any new development.

The purpose of the planning controls is to encourage conservation of fabric which contributes to the heritage streetscape (generally the part of contributory dwellings visible from the public realm) and enable new development and works which respect the heritage characteristics of the precincts. The controls seek to discourage full demolition of contributory dwellings, significant alterations to the façade of contributory dwellings, new development over two storeys, and new development which dominates/ overwhelms the streetscape.

A permit is generally not required for buildings and works which do not change the appearance of the heritage place (such as like for like repairs and routine maintenance). Internal alternations to increase the energy efficiency of dwellings, such as efficient lighting, new hot water systems and new insulation in walls, ceilings and walls does not require planning permission. Further, solar panels only require planning permission when they would be visible from the street (other than a lane) or public park. Solar panels are routinely approved, unless they are on the front (street) facing portion of the roof.

The updated 'Permit Exemptions in Heritage Precincts Incorporated Plan' (Attachment 5) removes some permit requirements where specific design standards are met (such as minor modifications, single storey additions, outbuildings, fences and roller doors not visible from the street). A fast-track process (known as VicSmart) applies where other minor works require a planning permit (e.g. solar panels visible from the street, front fences, demolition of shed, alterations to non-contributory dwellings).

The Amendment includes Statements of Significance and Design Guidelines to provide guidance for future development in each precinct (Attachment 5).

The Victorian Government's Planning Practice Note 91 – Using the Residential Zones states that the Neighbourhood Residential Zone (NRZ) should be applied to areas with heritage, neighbourhood, environmental or landscape character values that distinguish it from other parts of the municipality. The practice note recommends the NRZ as the best zone and tool for mandating a maximum building height, character objectives and decision guidelines. The NRZ also specifies an overall maximum building height of two stories (9 metres), which is consistent with the preferred low scale built form and character of the heritage precincts.

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On 21 September 2021 Council's City Development Delegated Committee resolved to:

1. Endorse the West Footscray Inter-war and Post-war Heritage Precinct Study 2021 (Attachment 2) for the purpose of community consultation and to form the basis of Amendment C172 (Attachments 2, 3, 5 and 6) to the Maribyrnong Planning Scheme.
2. Request authorisation from the Minister for Planning to prepare and exhibit Amendment C172 to the Maribyrnong Planning Scheme to implement the West Footscray Inter-war and Post-war Heritage Precinct Study 2021 and associated changes in accordance with Attachments 2, 3, 5 and 6.
3. Subject to authorisation being granted from the Minister for Planning, City Development Delegated Committee Minutes — 21 September 2021 Page 3 of 5 resolve to place Amendment C/72 to the Maribyrnong Planning Scheme on exhibition, as prescribed under section 19 of the Planning and Environment Act 1987.
4. Request the Minister for Planning to prepare and approve Amendment C173 to the Maribyrnong Planning Scheme, under Section 20(4) of the Planning and Environment Act 1987, to provide immediate protection via a Heritage Overlay to the eight precincts within the West Footscray Inter-war and Postwar Heritage Precinct Study 2021 on an interim basis, in accordance with Attachments 3, 5 and 7.
5. Delegate to the Chief Executive Officer the power to make any necessary minor changes to the West Footscray Inter-war and Post-war Heritage Precinct Study 2021 and amendment documents in relation to Council seeking authorisation from the Minister for Planning to prepare Amendment C172 and approval for Amendment C173 to the Maribyrnong Planning Scheme.
6. Note the delegation of the Manager City Places to consider any submissions received in relation to Amendment C172 in accordance with Section 22 of the Planning and Environment Act 1987, and in accordance with Section 23 of the Planning and Environment Act 1987 refer any submissions that cannot be resolved, along with any other submissions, to an independent panel appointed by the Minister for Planning.

The Minister for Planning authorised Council to prepare Amendment C172 in November 2021. Interim heritage controls were approved by the Minister via Amendment C173 in December 2021. The interim control was modified to exclude properties with prior redevelopment permits in June 2021 (Amendment C175) and in December 2022 to extend the expiry date to 27 November 2023 (Amendment C180).

Public exhibition of Amendment C172 occurred from 28 February to 7 April 2022. Notice of the Amendment was provided in accordance with the *Planning and Environment Act* 1987, as detailed in Section 3 of this report. Council received 199 submissions from residents, public agencies, service authorities and the National Trust. Of these, 33 submissions supported Amendment C172 as exhibited; the balance (166 submissions) either requested changes, further information, or did not support the Amendment in the form exhibited.

Common issues raised in submissions relate to the value of protecting inter-war and post-war architecture, concern about building condition, impediments to property maintenance and alterations (including incorporating sustainability measures), property value and financial implications. Many submitters raised concerns about the type/location of development in West Footscray in recent years and the impact on the area's character and amenity.

Several submissions identified potentially inaccurate or out of date information in the heritage assessments due to recent development (which did not trigger a permit at the time) or other events since the Heritage Study was prepared.

Heritage consultants were engaged to review and provide advice on these submissions. Following further research and field work in August-September 2022, the consultants recommended some revisions to the heritage precincts and guidelines.

In September 2022, Council's delegate considered all submissions and proposed changes to the Amendment in response to submissions and referred these matters to an independent Planning Panel for consideration. A summary of the changes are outlined below:

- Delete the Heritage Overlay from the western end of Napoleon Street in the Bottomley's Paddock Precinct (HO211) due to fragmentation in the streetscape and retain this land in its existing General Residential Zone and 'incremental change area' classification.
- Update the Statement of Significance and Heritage Study to reclassify properties impacted by demolition/redevelopment to non-contributory, including 5 Palmerston Street, 16 and 34 Tucker Street, 38 Napoleon Street, 24 Hope Street and 32 Wellington Street in the Bottomley's Paddock Precinct (HO211), 2 Duke Street in the Centennial and Duke Street Precinct (HO212) and part of 6 Rondell Avenue in the West Footscray Precinct (HO218).
- Update the Heritage Study to identify 28 Napoleon Street and 50 Wellington Street in the Bottomley's Paddock Precinct (HO211) and 13 and 27 Dempster Street in the Tottenham Precinct (HO217) as non-contributory, to align with the exhibited Statements of Significance.
- Update the Statement of Significance for the Laughton's Precinct (HO214) to correct details about A. Dapiran (original builder) and edits to improve drafting.
- Update all Heritage Design Guidelines regarding appropriate roof cladding materials.

All submitters were notified about the recommended changes and that they would form part of Council's submissions to the Panel. A three-member Panel was appointed by the Minister for Planning. The Directions Hearing was held on 13 October 2022 to discuss preliminary matters and the Public Hearing was held over six days between 22 November and 9 December 2022. The Panel submitted its report to Council on 9 February 2023 and it was made public on 14 February 2023. The Panel issued corrections to its report on 23 March 2023 to fix an incorrectly referenced property.

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DISCUSSION/KEY ISSUES

1. Summary of Panel Report and officers' response

The full Panel Report is provided in Attachment 1 and a summary of their key findings is provided below.

The Panel concluded that Amendment C172 is strategically justified and recommends adoption subject to changes. The Panel notes the scale of the Amendment is a significant undertaking by Council and it "…represents a trend towards the protection of post-war housing, which is one of the key eras of development in Maribyrnong and particularly in the West Footscray area" (page i). The Panel found that a robust methodology had been used in identifying streets for their potential significance in the feasibility study and then focussed on 34 streets in the Heritage Study.

Overall, the Panel supported the Amendment, however recommends a number of changes for Council's consideration. A full list of the Panel's recommendations and Council officers' response is outlined in Attachments 2 and 3. The table below summarises the key changes recommended by the Panel, along with the Council officers' position:

Key Panel recommendations	Council officer position
Delete the Heritage Overlay (HO) from streetscapes identified to have been impacted by fragmentation or not considered to meet the threshold for local heritage significance. The identified streetscapes are summarised as follows:	Council officers generally support the Panel's findings subject to changes as detailed in Attachment 2 and 3. Overall, officers recommend approximately 250 properties be removed from the overlay. Below is a response to the Panel's key recommended changes to the application of the HO in each precinct:
• Bottomley's Paddock (HO211) - delete the HO from all properties on Napoleon and Wellington Street	Support
• Centennial and Duke Streets (HO212) – delete the HO from all properties (remove whole precinct)	Support
• Hansen (HO213) – no changes to application of HO recommended	Support
• Laughton's (HO214) – no changes to application of HO recommended	Support
• Naismith and McCubbin Streets (HO215) - delete the HO from all properties on McCubbin Street	Support
• Summerhill Road (HO216) - delete the HO from 28-68	Support

Summerhill Road (even numbers only - western side of the street)	
• Tottenham (HO217) – delete the HO from all properties on Sredna Street as well as the group of shops on Sunshine Road (except for 173 Sunshine Road which contains the '1947 Hansen for Houses' sign)	Support deleting HO from Sredna Street properties. Deleting the HO from the group of shopfronts on Sunshine Road is not supported. These shops were built by Anders Hansen, a prominent figure and local councillor and play an important contribution to the Tottenham Precinct. They represent an important element of Hansen's master planning, where he sought to ensure new residences were equipped with services, recreation/parks and employment close to home.
• West Footscray (HO218) – no changes recommended	Support.
A number of recommendations were made regarding the use and application of the Neighbourhood Residential Zone (NRZ) for particular precincts and properties.	Support with changes. Council officers found inconsistencies in the Panel's approach and recommendations regarding the application of the NRZ. However, officers agree with the Panel's commentary at page 53 of their report that *"retaining the NRZ would be inconsistent with Council's clear justification for its use when the provisions of PPN91 are considered. As the Panel has found the Heritage Overlay has not been justified it then does not support the retention of the NRZ."* Therefore properties proposed to be removed from the HO should retain their existing General Residential Zone and 'Incremental Change Area' classification in the Housing Framework Plan map under Clause 21.07 (Housing) (as detailed in Attachments 2, 3 and 4).
Reclassify properties to non-contributory where the dwelling has been demolished or constructed after the post-war period.	Support with changes, as detailed in Attachments 2 and 3.
Revise the Statement of Significance for HO211 Bottomley's Paddock Precinct to refer to sub-precincts and delete 'street patterns and speculative subdivision' as part of the justification for meeting Heritage Conservation (HERCON) Criteria A.	Support. A revised version of Statement of Significance for HO211 Bottomley's Paddock Precinct is in Attachment 5.

Update the Statement of Significance for the Laughton's Precinct (HO214) to correct details about A. Dapiran and edits to improve drafting.	Support with changes. A revised version of the Statement of Significance for the Laughton's Precinct (HO214) reflecting the Panel's changes and minor edits to improve drafting is in Attachment 5.
Update the Statement of Significance for Tottenham Precinct (HO217) to refer to the bas relief sign '1947 Hansen for Houses' as the only significant element of 173 Sunshine Road.	Not supported. The group of post-war shopfronts constructed by prominent figure Anders Hansen at 169-177 Sunshine Road should continue to be recognised as significant. These shops represent an intact and important element of the precinct's urban design and settlement pattern. The sign should be retained in its existing shop-top location to provide context for its significance. Council officers acknowledge that additional guidance should be provide to ensure appropriate protection of the sign in the event that road works are activated under the Public Acquisition (refer to Attachments 2, 3 and 5).
Refine the Heritage Design Guidelines to improve drafting, clarify intent and include revised guidance on appropriate roof cladding materials.	Support with changes, as detailed in Attachments 2, 3 and 5.
Various edits across the Amendment documentation to ensure consistent naming and use of terms, correct technical details, update referencing, formatting and improve legibility of maps.	Support with changes, as detailed in Attachments 2, 3, 4 and 5.

2. Next steps

Updated Amendment C172 provisions and documentation has been prepared to respond to the Panel's recommendations and matters discussed above (refer to Attachments 4-6).

A number of additional changes to the Amendment have been identified by officers to improve drafting/clarify intent of planning provision, correct technical errors and referencing, and remove two properties from HO found not to contain contributory heritage fabric and reference to a contributory tree no longer present. A detailed list of the changes is provided in Attachments 2 and 3.

Having considered the Panel's recommendations and Council officers' response as outlined in this report and Attachments 2 and 3, it is recommended Council adopt Amendment C172 with changes as reflected in Attachments 4-6.

The next step in the process (upon adoption) is to submit the Amendment to the Minister for Planning to approve and incorporate into the Maribyrnong Planning Scheme.

3. Council Policy/Legislation

Council Plan 2021-2025

This report contributes to Council's strategic objectives contained in the Council Plan 2021-2025 by considering:

- Strategic Objectives
  - Council will proactively identify opportunities to support a return to a safe climate and healthy environment and work with our community to respond to climate emergency challenges.
  - Council will partner with its community to provide and advocate for integrated built and natural environments with access to open spaces that are well maintained, engaging, accessible and respectful of the community and neighbourhoods.
  - Council will provide well-planned neighbourhoods and a strong local economy, delivering services that are inclusive and accessible to the whole community, and that support wellbeing, healthy and safe living, connection to the community, and cultural interaction.
  - Council will proactively lead our changing City using strategic foresight, innovation, transparent decision making and well-planned and effective collaboration and community engagement to support community and economic growth during the ongoing challenges of the pandemic and beyond.

Legislation

Relevant legislation, government directions and guidelines include:

- *Planning and Environment Act* 1987
- *Heritage Act* 2017
- Planning Practice Note 1 – Applying the Heritage Overlay
- Planning Practice Note 91 – Using Residential Zones
- Ministerial Direction on the Form and Content of Planning Schemes
- Ministerial Direction 9 – Metropolitan Strategy
- Ministerial Direction 11 – Strategic Assessment of Amendments
- Ministerial Direction 15 – The Planning Scheme Amendment Process
- *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance, 2013*

Pursuant to Section 27 of the *Planning and Environment Act* 1987 (the Act), Council must consider the Panel's report before deciding whether or not to adopt the Amendment. Pursuant to Section 29 of the Act, after complying with Divisions 1 and 2 of the Act, Council may adopt the Amendment or part of the Amendment with or without changes. Pursuant to Section 31 of the Act, Council must submit an adopted amendment to the Minister for Planning together with the prescribed information.

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State and Local Planning Policies

The Ministerial Directions and Planning Practice Notes have been followed in the preparation and process of the Amendment. The Amendment is consistent with and supports Ministerial Direction No. 9 and advances the following policies in *Plan Melbourne: 2017-2050*:

- Direction 4.4 – Respect Melbourne's heritage as we build for the future
- Policy 4.4 – Recognising the value of heritage when managing growth and change
- Policy 5.1.2 – Support a network of vibrant neighbourhood activity centres

The requirements of Ministerial Direction No. 11 Strategic Assessment of Amendments have been followed in preparing this Amendment. The Explanatory Report contains a full assessment as required under the direction (Attachment 4).

The Amendment gives effect to state and local planning policies in the Scheme to identify, assess and document places of natural or cultural significance as a basis for inclusion in the planning scheme. It also ensures the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance. Furthermore, the Amendment supports State planning policy to recognise, support and protect neighbourhood character, cultural identity and sense of place, and encourage appropriate development that respects places with heritage values.

Locally, the Amendment will protect areas and sites which are the best expression of our City's major industrial, commercial and residential growth eras and ensures representation of all the different phases of the City's development.

Amendment C172 supports the Maribyrnong Housing Strategy 2011 as it identifies Limited Change Areas as having significant and established neighbourhood character and heritage values. It also states that new development within these areas must be consistent with the low scale, type and character of the surrounding area. The Amendment also supports the draft Maribyrnong Housing Strategy 2018 as it identifies heritage areas as Limited Change which support low scale development that respects the existing heritage values and limits housing growth to preserve character and values.

The Amendment supports the Maribyrnong Heritage Review 2002 (known as the Heritage Plan), in particular its objectives to:

- Designate the heritage places throughout the City worthy of protection and actively seek their legal protection
- Protect significant heritage places from adverse impacts resulting from proposals for change
- Continue the process of researching and documenting Maribyrnong's rich heritage.

Conflicts of Interest

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

Human Rights Consideration

This report complies with the rights listed in the Victorian *Charter of Human Rights and Responsibilities Act 2006*.

- The *Planning and Environment Act* 1987 includes requirements for the public exhibition of planning scheme amendments, including the appointment of an independent panel where submissions are received that cannot be resolved. Council also took steps to ensure translation sheets were provided with all mailed communications. This addresses the right to a fair hearing and the right to take part in public life.
- The *Victorian Charter of Human Rights* provides that a person must not be deprived of property rights 'other than in accordance with law'. No parties are deprived of any legal or proprietary interest in land, or the ability to use and develop that land in accordance with the planning or building regulatory framework. The imposition of reasonable restrictions on the development of land under the Planning Scheme is in accordance with the law.
- Compliance with *Council's Privacy Policy* 2018 will ensure that the storage and collection of name and contact information of notified parties and those providing feedback does not result in a loss of a right to privacy.

3. Engagement

The Amendment was exhibited from 28 February to 7 April 2022 in accordance with section 19 of the *Planning and Environment Act* 1987 and included:

- Approximately 2800 letters and notices sent to affected and neighbouring property owners and occupiers, prescribed Ministers, public authorities and service agencies.
- Public notices published in the Maribyrnong Star Weekly newspaper on 2 March 2022 and the Government Gazette on 3 March 2022.
- Amendment documentation and supporting information provided available to view in person at the Footscray Town Hall and the West Footscray and Footscray libraries.
- Amendment documentation and supporting information provided available to view online via Council's website and community engagement portal 'Your City Your Voice', and the Department of Transport and Planning website.
- Detailed information brochures about the Amendment and precincts were also sent to affected owners and occupiers and included on Council's webpage.

Council received 199 submissions to the Amendment, including ten late submissions. Council's delegate considered all submissions and resolved to request the Minister for Planning appoint an Independent Planning Panel in September 2022. A number of proposed changes were identified in response to submissions which formed part of Council's submission to the Panel. All submitters were invited to attend and present at the Panel Hearing. 44 submitters participated in the hearing.

The Panel report and Council officer response were presented to Council's City Development Delegated Committee on 23 May 2023 for noting. All submitters were invited to attend and present to the Committee.

4. Resources

Resource requirements for the Amendment are in accordance with existing budgetary allocation.

The Amendment is expected to result in a modest increase in planning applications and heritage consultant services/advice arising from the application of the Heritage Overlay to the precincts. The supporting 'Permit Exemptions in Heritage Precincts Incorporated Plan' includes exemptions for the new heritage precincts and will assist in reducing the number of applications and overall resource and administration costs of the Responsible Authority.

5. Environment

The Amendment will have a positive environmental and social effect by protecting locally significant places in the City for future generations. The Amendment will encourage reuse, restoration and adaptation of existing heritage places. Retention of existing places will minimise building waste associated with demolition and the construction of new buildings.

Importantly, the Amendment would not place any restrictions on internal changes to dwellings, allowing modifications to increase energy efficiency while retaining the embodied energy embedded in the structure of the building.

CONCLUSION

The Planning Panel appointed to consider Amendment C172 found that Council had used a robust methodology that identified streets for their significance in a feasibility study and then focused on 24 streets in the Heritage Study. The Panel concluded that the Amendment is strategically justified and recommends it be adopted subject to changes.

It is recommended that Council adopt Amendment C172 changes (as detailed in Attachments 2-6) and submit to the Minister for Planning for approval.

Planning Panels Victoria

Maribyrnong Planning Scheme Amendment C172mari

West Footscray Inter-war and Post-war Heritage Precinct Study

Correction to the Panel Report

Planning and Environment Act 1987

23 March 2023

VICTORIA State Government

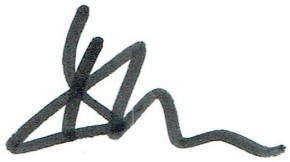
Agenda Item 9.2 - Attachment 1

Planning and Environment Act 1987

Correctionto the Maribyrning C172mari Panel Report pursuant to section 25 of the PE Act

West Footscray Inter-war and Post-war Heritage Precinct Study

23 March 2023



David Merrett, Chair Lisa Riddle, Member

Professor Rob Adams AM, Member

Planning
Panels
Victoria

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Appendix A Email from Council

Planning Panels Victoria

Overview

Amendment summary	
The Amendment	Maribyrnong Planning Scheme Amendment C172mari
Common name	West Footscray Inter-war and Post-war Heritage Precinct Study
Brief description	Applies the Heritage Overlay and rezones land to the Neighbourhood Residential Zone
Subject land	Land in eight new heritage precincts located in West Footscray and surrounding parts of Footscray, Maidstone and Tottenham
Planning Authority	Maribyrnong City Council
Exhibition	28 February to 7 April 2022
Submissions	Number of Submissions: 199 Opposed: 166

Panel process	
The Panel	David Merrett (Chair), Lisa Riddle and Professor Rob Adams AM
Directions Hearing	By video, 13 October 2022
Panel Hearing	Planning Panels Victoria, 22, 23, 24, 28, 29 November and 9 December 2022
Citation	Maribyrnong Planning Scheme PSA C172mari [2022] PPV
Date of Panel Report	7 February 2023
Date of Panel Report Correction	23 March 2023

Planning Panels Victoria

1 Correction

This report is to be read in conjunction with the Maribyrnong Planning Scheme Amendment C172mari Panel Report dated 7 February 2023.

1.1 Issue raised

Planning Panels Victoria received an email from Maribyrnong City Council on 20 March 2023, which is provided in Appendix A. In this email, Council raised the following issues:

- Recommendation 8 requires 24 Stanley Street, West Footscray to be re-classified as non-contributory.
- This is based on the Panel's discussion at page 55 which indicates the dwelling had been demolished.
- Council has provided a photo (Figure 1) confirming the dwelling had not been demolished, is of the inter-war era and should not be re-classified as non-contributory.
- Council has suggested the street name may be an error as the dwelling on 24 Hope Street, West Footscray, in the same precinct, has been demolished and Council recommended in a post exhibition change that it should be re-classified as non-contributory.

Figure 1 24 Stanley Street, West Footscray

Source: Maribyrnong City Council

1.2 Panel response

The Panel appointed to consider Maribyrnong Planning Scheme Amendment C172mari has reviewed these items and offers the following response:

- The Panel agrees with Council the dwelling on 24 Stanley Street, West Footscray should be classified as contributory. The photo provided by Council in Figure 1 confirms it is of significance to the Inter-war era.
- The recommendation and discussion on pages 55 and 56 of the Panel Report as it relates to 24 Stanley Street, West Footscray should be corrected to refer to 24 Hope Street, West Footscray.

1.3 Revisions

Having considered the above, the Panel recommends that the Panel Report dated 7 February 2023 be changed to:

1. **Amend the discussion at Section 5.6(ii) to delete reference to 24 Stanley Street, West Footscray and add the following in discussion for Hope Street:**
   a) ***The Panel agrees with Council that 24 Hope Street West Footscray should be re-classified as non-contributory as the dwelling has been demolished and the site is being redeveloped.***
2. **Amend the recommendation at Section 5.6(iii) and Recommendation 8 in the Executive Summary to replace 24 Stanley Street, West Footscray with 24 Hope Street, West Footscray.**

The Panel has prepared the Correction to the Maribyrnong Planning Scheme Amendment C172mari Panel Report dated 23 March 2023 that incorporates these changes.

1.4 Notice to submitters

As Council has made the Maribyrnong Planning Scheme Amendment C172mari Panel Report dated 7 February 2023 available to the Public, they are to write to all submitters and advise them of the Correction to the Maribyrnong Planning Scheme Amendment C172mari Panel Report dated 23 March 2023.

Appendix A Email from Council

Planning Panels Victoria received an email from Council on 20 March 2023 which stated:

"We are seeking clarification on the Panel's recommendation to reclassify 24 Stanley Street to non-contributory (Panel recommendation #8).

This recommendation appears to be based on the dwelling at this property having been demolished. In particular, Page 55 of the Panel's report states:

> Stanley Street has mainly intact Inter-war housing with some Post-war housing and non-contributory places. During the inspection the Panel noticed the dwelling on 24 Stanley Street had been demolished. This property should be classified as non-contributory.

However, according to our site inspect this dwelling has not been demolished (refer to photograph attached taken this morning).

We note that Council proposed to the Panel that 24 Hope Street should be a reclassified as non-contributory. This is because the contributory dwelling on this property had been demolished and a redevelopment is currently underway (refer to NearMap aerial photographs attached). The Panel's report makes reference to this on pages 48 and 54 however it is not reflected in a Panel recommendation. It is suggested that Panel recommendation #8 should have referred to 24 ***Hope*** *Street instead of 24* ***Stanley*** *Street."*

Planning Panels Victoria

Maribyrnong Planning Scheme Amendment C172mari

West Footscray Inter-war and Post-war Heritage Precinct Study

Panel Report

Planning and Environment Act 1987

7 February 2023

VICTORIA State Government

OFFICIAL

Agenda Item 9.2 - Attachment 1

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue, you should seek independent advice.

The planning authority must consider this report before deciding whether or not to adopt the Amendment. [section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Maribyrnong Planning Scheme Amendment C172mari

7 February 2023

David Merrett, Chair

Lisa Riddle, Member

Professor Rob Adams AM, Member

Planning Panels Victoria

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Glossary and abbreviations

the Amendment	Maribyrnong Planning Scheme Amendment C172mari
Bottomley's Paddock precinct	Bottomley's Paddock Inter-war and Post-war Residential Precinct
Centennial and Duke precinct	Centennial and Duke Streets Inter-war and Post-war residential precinct
Council	Maribyrnong City Council
Feasibility Study	West Footscray Heritage Feasibility Study 2019
Hansen precinct	Hansen Inter-war residential precinct
HERCON	Heritage Conservation
Heritage Study	West Footscray Inter-war and Post-war Heritage Precinct Study 2021

Laughton's precinct	Laughton's Post-war residential precinct
Naismith and McCubbin precinct	Naismith and McCubbin Streets Inter-war residential precinct
Neighbourhood Plan	West Footscray Neighbourhood Plan 2018
NRZ	Neighbourhood Residential Zone
PAO	Public Acquisition Overlay
PE Act	*Planning and Environment Act 1987*
PPN01	Planning Practice Note *Applying the Heritage Overlay*
PPN91	Planning Practice Note *Using the Residential Zones*
Planning Scheme	Maribyrnong Planning Scheme
PPRZ	Public Park and Recreation Zone
Summerhill Road precinct	Summerhill Road Inter-war and Post-war residential precinct
Tottenham precinct	Tottenham Post-war residential precinct
VHR Guidelines	Victorian Heritage Register Criteria and Threshold Guidelines
West Footscray precinct	West Footscray Inter-war and Post-war residential precinct

Overview

Amendment summary	
The Amendment	Maribyrnong Planning Scheme Amendment C172mari
Common name	West Footscray Inter-war and Post-war Heritage Precinct Study
Brief description	Applies the Heritage Overlay and rezones land to the Neighbourhood Residential Zone
Subject land	Land in eight new heritage precincts located in West Footscray and surrounding parts of Footscray, Maidstone and Tottenham
Planning Authority	Maribyrnong City Council
Authorisation	1 November 2021
Exhibition	28 February to 7 April 2022
Submissions	Number of Submissions: 199 Opposed: 166 Refer to Appendix A

Panel process	
The Panel	David Merrett (Chair), Lisa Riddle and Rob Adams
Directions Hearing	By video, 13 October 2022
Panel Hearing	Planning Panels Victoria, 22, 23, 24, 28, 29 November and 9 December 2022
Site inspections	Unaccompanied, 14 November 2022 and 8 December 2022
Parties to the Hearing	Refer to Appendix B
Citation	Maribyrnong Planning Scheme PSA C172mari [2022] PPV
Date of this report	7 February 2023

Planning Panels Victoria

Executive summary

The purpose of Maribyrnong Planning Scheme Amendment C172mari (the Amendment) is to implement the recommendations of the West Footscray Inter-war and Post-war Heritage Precinct Study 2021 (the Heritage Study) and replace interim heritage controls with permanent controls. The Amendment applies to properties in West Footscray, Maidstone, Footscray and Tottenham.

There are eight heritage precincts covering 923 properties. The precincts are:

- HO211 Bottomley's Paddock Inter-war and Post-war Residential Precinct (Bottomley's Paddock precinct)
- HO212 Centennial and Duke Streets Inter-war and Post-war Residential Precinct (Centennial and Duke precinct)
- HO213 Hansen Inter-war Residential Precinct (Hansen precinct)
- HO214 Laughton's Post-war Housing Precinct (Laughton's precinct)
- HO215 Naismith and McCubbin Streets Inter-war Housing Precinct (Naismith and McCubbin precinct)
- HO216 Summerhill Road Inter-war and Post-war Housing Precinct (Summerhill Road precinct)
- HO217 Tottenham Post-war Industrial Area Housing Precinct (Tottenham precinct)
- HO218 West Footscray Inter-war and Post-war Residential Precinct (West Footscray precinct).

Of the 923 properties impacted by the Amendment, 808 are considered contributory or 88 per cent. There are no properties categorised as individually significant. There are four Inter-war and Post-war precincts, two Inter-war precincts and two Post-war precincts.

Housing styles considered contributory include:

- inter-war bungalows
- post-war Austere dwellings
- post-war brick veneer dwellings
- Post-war migrant dwellings
- Post-war flats
- Housing Commission of Victoria dwellings.

There were 199 submissions with most (166) objecting to the Amendment. The key issues for submitters relate to the value of protecting Inter-war and Post-war architecture, concern about building condition, impediments to property maintenance and alterations, sustainability measures, property value and financial implications.

Procedural issues included the lack of consultation in the preparation of the Heritage Study due to the COVID-19 pandemic restrictions, a perception there was a lack of notice for the Amendment and that more could have been done by Council to ensure the very multi-cultural community had a better understanding of the Amendment.

The scale of the Amendment is a significant undertaking by Council for which it should be congratulated in protecting heritage in the municipality. This Amendment represents a trend towards the protection of post-war housing, which is one of the key eras of development in Maribyrnong, and particularly in the West Footscray area. The protection of this era of housing was the focus of most submitters.

The Panel finds that Council used a robust methodology that screened streets for their significance in a feasibility study and then focussed on the 34 streets the subject of this Amendment in the Heritage Study. The Panel, however, considers the credibility of the Heritage Study was impacted by a lack of broad consultation that could not occur during the pandemic restrictions. This resulted in errors that were corrected to a large degree through the Hearing.

The Amendment also rezones land to the Neighbourhood Residential Zone (NRZ) and identifies the precincts as 'limited change areas' on the housing framework plan. While not a focus of submitters, the Panel finds the rezoning of land is consistent with Council's approach to other heritage precincts and Planning Practice Note 91 *Using the residential zones*.

The Amendment is supported by and implements the relevant sections of the Planning Policy Framework and Municipal Strategic Statement. It is strategically justified and consistent with the relevant Ministerial Directions and Practice Notes. The Amendment should proceed subject to addressing the more specific issues raised in submissions. The Panel has categorised these into general or strategic matters and precinct-based issues.

General or strategic matters

Several of the proposed precincts are deemed to be significant across both the inter-war and post-war eras, spanning some 40-60 years. The Panel considers this has caught more places of significance than otherwise would be the case if one era was considered. The Panels considers that while these places might be good examples of an area's growth, in some precincts they fail to demonstrate why or how they are important or significant to the era, which is the requirement of many of the HERCON criteria. The variety of housing styles across two eras and in some cases one era, the Panel finds, indicates a lack of integrity or consistency more so than a level of local heritage significance that meets the threshold for the application of the Heritage Overlay.

The Panel finds issues of building condition, development opportunity, building alterations, maintenance, property value and financial implications are not relevant when assessing the heritage significance of an individual place or a precinct. These matters can be considered at the permit application stage.

The Panel finds it is appropriate to apply the Heritage Overlay to non-contributory properties, but this should be reviewed for examples on the periphery of precincts.

Bottomley's Paddock precinct (HO211)

The speculative and failed subdivision of Bottomley's Paddock is not of sufficient significance to meet the threshold for Heritage Conservation (HERCON) Criteria A. The statement of significance should refer specifically to the sub-precinct areas and its eras of development. There is no on-ground resemblance to this subdivision for land affected by this Amendment.

Wellington and Napoleon Streets have a variety of housing styles in the post-war era with generally no spatial relationship and have a considerable number of non-contributory properties. It lacks intactness as a precinct and does not have sufficient local heritage significance to justify the Heritage Overlay or the NRZ.

Hope, Barton, Stanley and View Streets are a block of 4 parallel streets and have a mix of Inter-war and Post-war housing. As a collective block of four streets the Panel finds it has relatively intact housing with very few non-contributory properties. The Panel finds it meets the threshold of local heritage significance for the application of the Heritage Overlay and be rezoned to the NRZ. 4 View Street and 24 Stanley Street should be re-classified as non-contributory.

Palmerston Street is a predominantly inter-war era street with intact housing of a dominant bungalow style. The Panel finds it meets the threshold of local heritage significance for the application of the Heritage Overlay and be rezoned to the NRZ. 5, 16 and 35 Palmerston should be re-classified as non-contributory.

Wallace Street has 31 properties with some extending in depth to Burns Street and Norfolk Street. The street has a high level of intactness, and the Panel finds it meets the threshold of local heritage significance for the application of the Heritage Overlay and be rezoned to the NRZ. 50A and 50B Norfolk Street should be removed from the Heritage Overlay and retain its current Genenral Residential Zone. 19 Wallace Street should be re-classified as non-contributory.

Tucker Street abuts Johnson Reserve at its western end and contains 33 properties, of which four are non-contributory on its south side. The Panel finds it meets the threshold of local heritage significance for the application of the Heritage Overlay and should be rezoned to the NRZ.

Molesworth Court contains inter and post-war housing in two distinct halves and comprises 21 properties. The Panel finds it meets the threshold of local heritage significance for the application of the Heritage Overlay and should be rezoned to the NRZ. 15 Molesworth Court should be re-classified as non-contributory.

Centennial and Duke precinct (HO212)

Centennial Street and Duke Street contain 14 and 8 properties respectively and are non-contiguous. They have been considered together as a precinct due to the proximity of former quarries and their operators. The Panel finds this is common to many inner municipalities and is a weak association. The naming of Centennial Street after the 1888 centenary of European settlement and its purported relationship to Ted Whitten also lacks substance. As a precinct of two disparate streets the Panel finds it does not meet the threshold of local heritage significance for the application of the Heritage Overlay and the precinct should be abandoned.

Hansen precinct (HO213)

Hansen Street is an intact inter-war street with bungalow style housing. The Panel finds it meets the threshold of local heritage significance for the application of the Heritage Overlay and should be rezoned to the NRZ.

Laughton's precinct (HO214)

All properties in the Laughton's precinct are categorised as contributory as post-war migrant brick veneer houses (1969-1975). The Panel finds the former use of most of the land as a foundry is important in establishing the significance of the precinct and its link to the local history of industry in the area with all housing intact and of a consistent style. The Panel finds it meets the threshold of local heritage significance for the application of the Heritage Overlay and should be rezoned to the NRZ.

Naismith and McCubbin precinct (HO215)

Naismith Street is an inter-war street with intact bungalow housing. The Panel finds it meets the threshold of local heritage significance for the application of the Heritage Overlay and should be rezoned to the NRZ.

The Heritage Overlay is to be applied to one side of McCubbin Street covering eight properties. During the Hearing Council agreed three of these (Nos 8, 12 and 14) could be re-classified as non-contributory. The Panel finds the precinct is too small, too fragmented and only one side of the

street to be considered a precinct. The Panel finds the precinct does not meet the threshold for local heritage significance for the application of the Heritage Overlay.

Summerhill Road precinct (HO216)

The Summerhill Road precinct contains 95 properties, 69 of which front onto Summerhill Road and 26 of which are in the adjoining street, Coral Avenue. It is an inter-war and post-war precinct.

The eastern side of Summerhill Road and the Coral Avenue properties are relatively intact, good examples of inter-war housing and appropriate for application of the Heritage Overlay.

The western side of Summerhill Road is more fragmented and inconsistent with a higher proportion of non-contributory properties. South of 26 Summerhill Road is too fragmented for the application of the Heritage Overlay, however the NRZ should be retained for this area to ensure appropriate development outcomes. 28 to 68 Summerhill Road should be removed from the precinct.

Properties fronting the four-way intersection of Summerhill Road, Dongola Road and Suffolk Street should be retained in the Heritage Overlay along with 8, 10, 16, 18 and 20 Summerhill Road.

ings, with Inter-war dwellings predominantly along Dempster Street. All properties fronting the north-south streets of Aliwal, Bizana and Cala Streets are recent constructions and non-contributory.

The precinct is significant as an intact example of the movement of workers out of inner Melbourne to be closer to employment, principally in the surrounding industrial areas. The predominant housing style is post-war austere. The Panel finds the application of the Heritage Overlay is appropriate to the precinct east of Dempster Street but should be removed from:

- Sredna Street which is geographically separate and will be further isolated when Dempster Street is widened as evidenced by the Public Acquisition Overlay (PAO)
- The shops at 169, 171, 175 and 177 Sunshine Road (also affected by the PAO) with it being retained on 173 Sunshine Road specifically to protect the '1947 Hansen for Houses' sign which should be relocated locally once the shops are demolished.
- Some non-contributory properties at the periphery of the precinct.

West Footscray precinct (HO218)

While the West Footscray precinct includes both inter-war and post-war era housing, the Panel finds the individual streets are dominated by one era of housing with a low level of non-contributory housing. The Panel finds it is highly intact, operates well as a precinct and it meets the threshold for local heritage significance for the application of the Heritage Overlay subject to the following:

- 18 Neil Street is a brown brick dwelling constructed in a 1980s form outside of the post-war era. It is identified as contributory but should be classified as non-contributory.
- 5 Neil Street is vacant and should be classified as non-contributory.
- 4 Rondell Avenue contains a set of six 1970s or 1980s single storey units which should be classified as non-contributory.

- 14 Rondell Avenue retains the cream brick veneer dwelling at the front of the site but has several units constructed to the rear outside of the era of significance. The units to the rear should be classified as non-contributory
- 1 First Avenue should be removed from the precinct as it is non-contributory and is at the periphery of the precinct.
- 3 First Avenue contains a set of double storey 1980s walk up flats that should be non-contributory. As it is located next to 1 First Street the Panel considers 1 and 3 First Street should be removed from the precinct.

Heritage Design Guidelines

Each precinct has a set of heritage design guidelines that will be incorporated into the Maribyrnong Planning Scheme (the Planning Scheme). They mostly have common provisions and some precinct-specific provisions. Generally, the Panel finds the heritage design guidelines could be improved by:

- using consistent drafting of the same design guideline in each precinct
- clarifying when a guideline is specific to a contributory building
- use of diagrams to convey more clearly how appropriate forms of second storey additions should be considered - this should include a diagram for each of the predominant roof types and pitches in the precinct.

Appendix D contains the Panel-preferred versions of the heritage design guidelines.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Maribyrnong Planning Scheme Amendment C172mari be adopted as exhibited subject to the following:

General

1. **Amend Schedule 2 to the Neighbourhood Residential Zone to rename it 'West Footscray neighbourhood residential areas.'**
2. **Amend the Statements of Significance for the Laughton's, Summerhill Road, Tottenham and Naismith and McCubbin precincts and all other descriptions in the Amendment documents to refer to them as 'residential' precincts.**
3. **Amend all maps in the Statements of Significance and any other Amendment document by inserting street numbers for each property.**

Heritage design guidelines

4. **Adopt the Council versions of the Heritage Design Guidelines for each precinct (Documents 56, 57, 58, 59, 60, 61, 62 and 63).**
5. **Amend the heritage design guidelines to use consistent drafting across precincts, to clarify when a guideline is specific to a contributory property and use diagrams and revised text to clarify the intent of the second storey additions guidelines as shown in Appendix D.**

Bottomley's Paddock precinct (HO211)

6. **Amend the Bottomley's Paddock precinct statement of significance to:**

a) **delete 'street patterns and speculative subdivision' as justification for the Heritage Overlay in respect of HERCON Criterion A and reflect this in all Amendment documents, where relevant**
b) **refer to the following sub-precincts:**
   - **Palmerston Street Inter-war Residential Precinct**
   - **Tucker Street Inter-war Residential Precinct**
   - **Wallace Street Inter-war Residential Precinct**
   - **Molesworth Court Inter-war and Post-war Residential Precinct**
   - **Hope to View Streets Inter-war and Post-war Residential Precinct.**

7. **Delete the Neighbourhood Residential Zone and the Heritage Overlay from all properties in Napoleon Street and Wellington Street and reflect this in all Amendment documents, where relevant.**
8. **Re-classify 4 View Street and 24 Stanley Street, West Footscray as non-contributory places in all Amendment documents, where relevant.**
9. **Re-classify 5, 16 and 35 Palmerston Street, West Footscray as non-contributory places in all Amendment documents, where relevant.**
10. **Delete the Neighbourhood Residential Zone and Heritage Overlay from 50A and 50B Norfolk Street, Maidstone and reflect this in all Amendment documents, where relevant.**
11. **Re-classify 19 Wallace Street, West Footscray as a non-contributory place in all Amendment documents, where relevant.**
12. **Re-classify 16 and 34 Tucker Street, West Footscray as non-contributory places in all Amendment documents, where relevant.**
13. **Re-classify 15 Molesworth Court, West Footscray as a non-contributory place in all Amendment documents, where relevant.**

Centennial and Duke precinct (HO212)

14. **Delete the Neighbourhood Residential Zone and the Heritage Overlay from all properties in Duke Street and Centennial Street, West Footscray and reflect this in all Amendment documents, where relevant.**

Laughton's precinct (HO214)

15. **Adopt the post exhibition versions of the statement of significance and citation for the Laughton's precinct as contained in Appendices A and B of Ms Peters expert evidence statement.**

Naismith and McCubbin precinct (HO215)

16. **Delete the Neighbourhood Residential Zone and the Heritage Overlay from all properties in McCubbin Street, Footscray and reflect this in all Amendment documents, where relevant.**

Summerhill Road precinct (HO216)

17. **Delete the Heritage Overlay from 28, 28A, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52A, 52B, 54, 56, 58, 60, 62, 64, 66 and 68 Summerhill Road, West Footscray and reflect this in all Amendment documents, where relevant.**

Tottenham precinct (HO217)

18. **Delete the Heritage Overlay from 1-39 and 2-40 Sredna Street, West Footscray and reflect this in all Amendment documents, where relevant.**

19. **Delete the Heritage Overlay from 3A, 3B, 3C, 5 6, 7 and 10 Bizana Street, 67, 71 and 73 Cala Street, 7A and 7B Aliwal Street and 169, 171, 175 and 177 Sunshine Road, West Footscray and reflect this in all Amendment documents, where relevant.**

20. **Amend the Tottenham precinct statement of significance to refer to the bas relief sign '1947 Hansen for Houses' as the only element of heritage significance for 173 Sunshine Road.**

West Footscray precinct (HO218)

21. **Delete the Heritage Overlay from 1 and 3 First Street, West Footscray and reflect this in all Amendment documents, where relevant.**

22. **Re-classify 5 and 18 Neil Street, 1-6/4 Rondell Avenue, West Footscray, units under construction on the rear south west portion of 6 Rondell Avenue, West Footscray, units at 14 Rondell Avenue, West Footscray (excluding the front dwelling) as non-contributory and reflect this in all Amendment documents, where relevant.**

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of the Amendment is to implement the recommendations of the Heritage Study.

Specifically, the Amendment proposes to:

- apply the Heritage Overlay to the eight precincts in West Footscray and parts of Maidstone, Footscray and Tottenham on a permanent basis and delete the interim Heritage Overlay
- rezone residential land in the heritage precincts from General Residential Zone to NRZ and apply Schedule 2 with provisions to ensure new development respects heritage values and low scale character of the precincts
- rezone a public reserve at 39 Dempster Street, West Footscray, from the General Residential Zone to Public Park and Recreation Zone (PPRZ)
- amend the Housing Framework Plan map in Clause 21.07 (Housing) of the Municipal Strategic Statement to identify the precincts as 'limited change' areas
- amend the Schedule to Clause 72.04 to:
  - include statements of significance and heritage design guidelines for the new precincts as Incorporated Documents in the Planning Scheme
  - update the existing Incorporated Document '*Permit Exemptions in Heritage Precincts Incorporated Plan*' with a new version dated July 2021 that includes the new heritage precincts
- amend the Schedule to Clause 72.08 to include the Heritage Study as a Background Document to the planning scheme
- amend Planning Scheme Maps to include the:
  - Heritage Overlay on Maps 4HO,5HO, 6HO, 7HOand 8HO
  - NRZ2 on Maps 4, 5,6 and 8
  - NRZ2 and PPRZ on Map 7.

(ii) The subject land

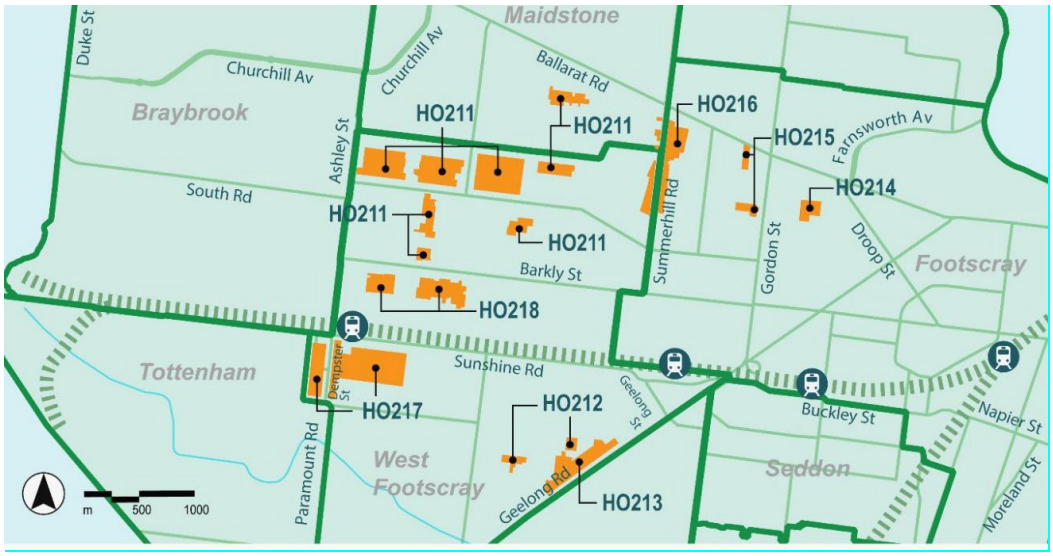
The Amendment applies to land shown in Figure 1. There are eight heritage precincts covering 923 properties. The precincts are:

- HO211 Bottomley's Paddock Inter-war and Post-war Residential Precinct (Bottomley's Paddock precinct)
- HO212 Centennial and Duke Streets Inter-war and Post-war Residential Precinct (Centennial and Duke precinct)
- HO213 Hansen Inter-war Residential Precinct (Hansen precinct)
- HO214 Laughton's Post-war Housing Precinct (Laughton's precinct)
- HO215 Naismith and McCubbin Streets Inter-war Housing Precinct (Naismith and McCubbin precinct)
- HO216 Summerhill Road Inter-war and Post-war Housing Precinct (Summerhill Road precinct)
- HO217 Tottenham Post-war Industrial Area Housing Precinct (Tottenham precinct)
- HO218 West Footscray Inter-war and Post-war Residential Precinct (West Footscray precinct).

Of the 923 properties, 808 are considered contributory or 88 per cent. There are no properties categorised as individually significant.

There are four Inter-war and Post-war precincts, two Inter-war precincts and two Post-war precincts.

Figure 1 Eight heritage precincts



Source: Council Part A submission, paragraph 5

(iii) Amendment detail

The Amendment contains a complex set of changes. Aside from the application of the Heritage Overlay these are detailed below.

Neighbourhood Residential Zone

All land, apart from public open space, where the Heritage Overlay is to be applied is to be rezoned to the NRZ (from the General Residential Zone). Council submitted that this was consistent with its approach to other heritage precincts and consistent with Planning Practice Note 91 *Using the residential zones* which considers the NRZ is:

> Applied to areas where there is no anticipated change to the predominantly single and double storey character. Also to areas that have been identified as having specific neighbourhood, heritage, environmental or landscape character values that distinguish the land from other parts of the municipality or surrounding area. (Panel emphasis added)

Statements of significance

Any new heritage place is required to have a statement of significance incorporated into the Planning Scheme. The statements of significance are sourced from the citations contained in Appendix A of the Heritage Study. Each citation includes:

- a statement of significance
- a description summarising the nature of building fabric, architectural style, streetscape elements, fences and gardens
- a short history outlining any pertinent themes from the thematic history, subdivision and settlement patterns, and a brief history of the locality
- comparative precincts with thematic or historical links, or stylistic similarities
- recommendations for contributory or non-contributory places.

- mapping of precinct boundaries

Further changes were made to most statements of significance after exhibition of the Amendment and during the Hearing.

The Heritage Study

The Heritage Study is proposed to be a background. It sits outside the Planning Scheme and not an incorporated document.

Heritage Design Guidelines

Each precinct will have heritage design guidelines incorporated into the Planning Scheme. Council submitted this was consistent with PPN01 which states:

> 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.

The purpose of the heritage design guidelines is to give detailed guidance on demolition, new residential built form, garages, fencing and subdivision for mainly contributory but also non-contributory places.

Further changes were made to the design guidelines for each precinct during the Hearing. This is considered by the Panel in Chapter 13. The precinct chapters do not address the heritage design guidelines.

Permit exemptions

The *Permit Exemptions in Heritage Precincts Incorporated Plan* is a document that is already in the planning scheme. This document was reviewed by Council and Lovell Chen. The Amendment proposes to amend it to refer to the eight new heritage precincts and tailors some of the exemptions to certain precincts.

1.2 Interim heritage controls

On 21 September 2021 Council resolved to request the Minister for Planning to apply interim heritage controls through Amendment C173mari alongside its application of permanent controls under this Amendment (C172mari).

Amendment C173mari was approved on 10 December 2021. Council wrote to affected owners on 22 December 2021 advising of the interim controls and future exhibition process for permanent controls under this Amendment.

Amendment C175mari amended the interim controls on 6 June 2022 to exclude a further nine properties with existing planning permits.

The following 16 properties in this Amendment are not affected by the existing interim controls:

- 13, 15 and 27 Dempster Street
- 2 Duke Street
- 24 Hope Street
- 28, 47, 49, 76 and 80 Napoleon Street
- 1 and 30 Summerhill Road
- 17 and 25 Wallace Street
- 32 and 50 Wellington Street.

The interim heritage controls were due to expire on 10 December 2022. On the final day of the Hearing Council advised that Amendment C180mari was to be gazetted that day. It was approved on 9 December 2022 and extended the interim heritage controls to 27 November 2023.

1.3 Background

(i) West Footscray Neighbourhood Plan

Council prepared the West Footscray Neighbourhood Plan (Neighbourhood Plan) in 2017-2018 and adopted it in 2019. Council advised that "*a key theme in community feedback to the draft WFNP concerned the retention of existing neighbourhood character and the lack of guidelines for heritage*."

Council indicated that its "*response to feedback on neighbourhood character and heritage included the action to undertake a feasibility study to identify potential heritage areas in the West Footscray region*."

This is discussed further in Chapter 3 (Strategic matters) as many submitters were concerned about the lack of community consultation for the Feasibility Study and Heritage Study that followed.

The Neighbourhood Plan was introduced as part of Amendment C162mari and is now awaiting Ministerial approval. The land affected is on Barkly Street and includes Whitten Oval but does not overlap with land affected by this Amendment.

(ii) West Footscray Heritage Feasibility Study

RR Conservation and Design was engaged to prepare the West Footscray Heritage Feasibility Study (Feasibility Study). The Feasibility Study found that:

- existing heritage studies in Maribyrnong focused on Victorian, Edwardian and early Inter-war eras
- a gap was identified for the Inter-war and Post-war eras which represents a key phase of growth in Maribyrnong's history
- existing planning policy for West Footscray was guided by housing and neighbourhood character policies with a lack of statutory protection for demolition of buildings.

Over 7,000 properties were reviewed across 190 streets. Streets were categorised into the following three groups (refer to Figure 2):

- Group 1 (recommend investigating further) – more than 50 per cent contributory properties, street contains groups of contributory properties and street has medium to high intactness
- Group 2 (consider investigating further) – less than 50 per cent contributory properties, street contains groups of contributory properties and street has medium level of intactness (restorable)
- Group 3 (no further investigation recommended) – less than 50 per cent contributory properties, groups of contributory properties within street are disturbed by non-contributory infills and street has low level of intactness (beyond being easily restored).

Figure 2 **Streets that have potential heritage significance**

Source: Council Part A submission, paragraph 34

The Feasibility Study supported the need for a heritage study of Group 1 and 2 streets. Council revised the Group 1 streets and refined it to 34 streets that were identified as having over 80 per cent of properties in each street with potential heritage significance. These streets were the subject of the Heritage Study project brief.

1.4 The Heritage Study

Heritage Alliance was engaged in 2019 to prepare the Heritage Study. The 34 streets forming its brief are shown in Figure 3.

Figure 3 34 streets the subject of the Heritage Study

Source: Council Part A submission, paragraph 40

Council advised in its Part A submission the following methodology was adopted:

> Heritage Alliance assessed properties, streetscapes and infrastructure of Inter-war and Post-war periods in the identified 34 streets to be conserved for their heritage significance. The methodology included a heritage review process of field recording, heritage assessment and statutory recommendations, based on the Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance, 2013 (Burra Charter) and the Victorian Planning Provisions Practice Note No.1 "Applying the Heritage Overlay", 2018 (PPN01).
>
> Heritage Alliance applied threshold measures to determine each precincts' level of significance and values to meet the criteria of the Burra Charter and PPN1. The assessment involved identifying each property and identifying whether it is contributory or non-contributory to the precinct's historical importance and value. Contributory heritage places are places that have been identified as contributing to the heritage significance of a precinct. Non-contributory heritage places have no identifiable heritage significance but are included within the HO because development of the place may impact on the significance of the heritage precinct or adjacent contributory heritage places. The threshold measures are:
>
> - Character - The building makes a positive contribution to the cultural heritage significance or character of the precinct, as it conforms to the typology of built fabric, or history of development of the precinct.
> - Potential - The building has the potential to make a positive contribution to the precinct. This may also apply to buildings currently in poor condition, or that have been altered in a reversible way.

- Pattern - The size, proportions and setback of a house on the site helps to establish the pattern or rhythm of the street.
- Authenticity – a building must have a level of authenticity and integrity to be considered contributory. This is the amount of original design and fabric that remains.
- Continuity - A house from a later period in a mixed streetscape, with a range of styles of housing stock from different periods, may be part of a continuity of development, and may be considered contributory.
- Thematic representation - a house which is stylistically different but represents a particular historic theme for the municipality, may be considered contributory.

These threshold measures were drafted by Heritage Alliance. These are discussed further by the Panel in Chapter 3.

Even though some precincts contain non-contiguous parts they are grouped together because of the thematic and historic relationships or similarity in fabric.

Council adopted the Heritage Study on 21 September 2021.

1.5 Post exhibition changes

Council engaged Heritage Alliance to review submissions received to the exhibited Amendment. The Council response to these recommendations is outlined in Table 1.

Table 1 Post-exhibition changes

Heritage Alliance recommendations	Council position
Bottomley's Paddock precinct HO211	
37-65 and 46-84 Napoleon Street – remove from precinct	Support
38 Napoleon Street – change to non-contributory	Support
16 Tucker Street – change to non-contributory	Support
17 Tucker Street – change to contributory	Not supported due to the need to re-exhibit Amendment
34 Tucker Street – change to non-contributory	Support
5 Palmerston Street – remove from precinct	Recently redeveloped site. Not supported but re-classify to non-contributory
Statement of significance – include Criterion B and importance of Housing Commission of Victoria houses	Not supported as this would require re-exhibition of the Amendment
Centennial and Duke precinct HO212	
2 Duke Street – change to non-contributory	Support
Laughton's precinct HO214	
Statement of significance – clarify detail for Anders Dapiran	Support

West Footscray precinct HO218	
6 Rondell Avenue – change rear of site to non-contributory but retain 6 and 8 Rondell Avenue as contributory	Support
Heritage Design Guidelines	
Change all to control the replacement of original roof cladding with Colorbond roofing material	Support

At the end of the Hearing Council advised of four further changes:

- remove 50A and 50B Norfolk Street from the Bottomley's Paddock precinct (HO211)
- re-classify 4 View Street in the Bottomley's paddock precinct to non-contributory
- re-classify 8, 12 and 14 McCubbin Street in the Naismith and McCubbin (HO215) precinct to non-contributory.

During the Hearing further changes were made to the heritage design guidelines. Chapter 13 addresses any further changes to the heritage design guidelines using these adopted versions as base documents.

1.6 The Panel's approach

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The key issues for submitters relate to the value of protecting Inter-war and Post-war architecture, concern about building condition, impediments to property maintenance and alterations, sustainability measures, property value and financial implications. These can be categorised as:

- Lack of strategic justification/policy
- concerns over the Heritage Study methodology and assessment
- restrictions in the planning controls and private financial impacts
- provisions err against sustainability measures such a roof top solar systems
- adequacy of public consultation and processes
- general matters.

These submissions are unresolved.

The Panel considered all written submissions, both positive and negative, made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. While the Panel did not hear from submitters in support of the Amendment, it was clear there is cohort of the community that supports the Amendment. Conversely the parties to the Hearing have expressed concern with the Amendment and these matters are the focus of this Report.

The Panel has reviewed a large volume of material and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

The Panel, as has been presented in this Amendment, has taken a precinct-based approach. Many submitters focused on their own properties, particularly building condition and procedural issues, with a few having a wider perspective. The Panel heard from many landowners that were unrepresented, had trouble understanding the Amendment, did not have English as their first

language; and this was further complicated by the lack of broad consultation during the COVID-19 lockdowns. This led to matters of detail being the focus for many and not the strategic merits of the Amendment. The Panel has heard the concerns of the community and has taken all matters into account in the Report.

The Amendment comprises a broad set of changes including zone and overlay changes, incorporated documents, background document, Municipal Strategic Statement changes, new policy and heritage design guidelines. Where the Panel has recommended changes to the Amendment many of these would require changes to several elements of the Amendment. The Panel does not detail these in each recommendation but does recommend these be reflected in all Amendment documents, where relevant.

Regarding the Heritage Study, if the Panel recommends changes to the Amendment, it does not consider the Heritage Study should be updated to reflect these as it represents an important evolution of the Amendment to what is eventually approved.

This Report deals with the issues under the following headings:

- Planning context
- Strategic matters
- General issues
- Bottomley's Paddock Inter-war and Post-war Residential precinct
- Centennial and Duke Streets Inter-war and Post-war Residential Precinct
- Hansen Inter-war Residential Precinct
- Laughton's Post-war Residential Precinct
- Naismith and McCubbin Streets Inter-war Residential Precinct
- Summerhill Road Inter-war and Post-war Residential Precinct
- Tottenham Post-war Industrial Area Residential Precinct
- The drafting of the Heritage Design Guidelines.

2 Planning context

2.1 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework, which the Panel has summarised below.

Victorian planning objectives

The Amendment will implement section 4(1)(d) of the *Planning and Environment Act 1987* (the Act) to:

- conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value
- balance the present and future interests of all Victorians.

Planning Policy Framework

The Amendment supports:

- **Clause 15.01-5S** (Neighbourhood character) which seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- **Clause 15.03-1S** (Heritage conservation) which seeks to ensure the conservation of places of heritage significance. Relevant strategies are:
  - Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
  - Provide for the protection of natural heritage sites and man-made resources and the maintenance of ecological processes and biological diversity.
  - Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance.
  - Encourage appropriate development that respects places with identified heritage values.
  - Retain those elements that contribute to the importance of the heritage place.
  - Encourage the conservation and restoration of contributory elements of the heritage place.
  - Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Clause 21 (the Municipal Strategic Statement)

The Amendment supports the Municipal Strategic Statement by:

- Clause 21.04-2 (Housing growth) which includes a strategy to "*limit change in established residential areas with heritage significance or identified residential character….*"
- Clause 21.06-1 (Urban design) which has an objective "*to encourage well designed residential development*" and a strategy to "*encourage development that respects the heritage values and identified character of neighbourhoods.*"
- Clause 21.06-3 (Heritage) which seeks to preserve and conserve heritage places and protect heritage places from adverse impacts. Relevant strategies include:
  - Protect areas and sites which are the best expression of the city's major industrial, commercial and residential growth eras.
  - Ensure representation of all the different phases of the City's development.
- Clause 21.07-1 (Housing) which has an objective to limit change in residential areas with heritage significance or an identified residential character. Relevant strategies include:

- Maintain and enhance these areas and ensure that new development respects the existing heritage values and preferred neighbourhood character.
- Ensure the scale, form and appearance of new housing is in keeping with the surrounding development and the heritage and preferred neighbourhood character values of the area.

Clause 22 (local planning policies)

The Amendment supports local planning policies by:

- Clause 22.01 (Cultural heritage policy) has the following objectives:
  - To protect and conserve heritage places.
  - To protect heritage places from adverse impacts.
- Clause 22.05 (Preferred neighbourhood character statements) seeks to ensure new development respects and enhances the elements that contribute to the character of identified areas. The proposed heritage precincts overlap character areas under this clause, classified as 'Garden Court, 'Garden Suburban 4', 'Garden Suburban 5' and 'Inner Urban 1' areas.

The new Municipal Planning Strategy is to be introduced by Amendment C154mari.

2.2 Other relevant planning strategies and policies

(i) Plan Melbourne

Plan Melbourne 2017-2050 sets out strategic directions to guide Melbourne's development to 2050 to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million. It is accompanied by a separate implementation plan that is regularly updated and refreshed every five years.

Plan Melbourne is structured around seven Outcomes, which set out the aims of the plan. The Outcomes are supported by Directions and Policies, which outline how the Outcomes will be achieved. The following are relevant to the Amendment:

- **Outcome 4**: Melbourne is a distinctive and liveable city with quality design and amenity
  - **Direction 4.4**: Respect Melbourne's heritage as we build for the future
    - **Policy 4.4.1**: Recognise the value of heritage when managing growth and change
    - **Policy 4.4.4**: Protect Melbourne's heritage through telling its stories.

(ii) Local heritage plan

The Maribyrnong Heritage Plan 2002 is currently under review. It contains the following relevant objectives:

- designate heritage places throughout the City worthy of protection and actively seek their legal protection
- protect significant heritage places from adverse impacts resulting from proposals for change
- continue the process of researching and documenting Maribyrnong's rich heritage.

(iii) Maribyrnong Housing Strategy

Council reviewed the 2011 housing strategy in 2018, prior to the preparation of the Heritage Study. It has received authorisation to exhibit Amendment C154mari to implement the new housing strategy. It identifies 'limited change' housing areas where the NRZ applies to heritage

precincts. This is consistent with the approach taken in the Yarraville and Seddon residential heritage precincts.

(iv) Significant tree register

Amendment C163mari was approved on 10 February 2022 and introduced the Environmental Significance Overlay to protect trees on the Maribyrnong Significant Tree Register 2021.

It applies to the following land in the Tottenham Post-war Industrial Area Housing Precinct (HO217) of this Amendment:

- 33, 35 and 37 Fontein Street West Footscray
- 34 and 36 Gwelo Street West Footscray.

2.3 Planning scheme provisions

(i) Neighbourhood Residential Zone

The Amendment proposes to rezone the eight heritage precincts to the NRZ.

The purposes of the NRZ are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

(ii) Heritage Overlay

The Heritage Overlay purposes are:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The Heritage Overlay requires a planning permit to demolish, subdivide, build or carry out works. The Heritage Overlay enables its Schedule to specify additional controls for specific trees, painting previously unpainted surfaces, internal alterations and an incorporated plan (which may exempt buildings and works and other changes from requiring a planning permit). The Schedule may also identify if a place can be considered for uses that are otherwise prohibited, subject to a planning permit.

The exhibited Amendment does not include internal controls, tree controls or prohibited use controls.

2.4 Ministerial Directions and Practice Notes

Ministerial Directions

The Explanatory Report discusses how the Amendment meets the relevant requirements of:

- Ministerial Direction 11 (Strategic Assessment of Amendments)
- Ministerial Direction (The Form and Content of Planning Schemes pursuant to section 7(5) of The Act) – referred to as Ministerial Directions 7(5) in this Report.

That discussion is not repeated here.

Planning Practice Note 01 – Applying the Heritage Overlay (August 2018)

PPN01 provides guidance about using the Heritage Overlay. It states that the Heritage Overlay should be applied to, among other places:

> Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

PPN01 specifies that documentation for each heritage place needs to include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria. It refers to several HERCON criteria that have been adopted for assessing the value of a heritage place:

Criterion A:	Importance to the course or pattern of our cultural or natural history (historical significance).
Criterion B:	Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
Criterion C:	Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
Criterion D:	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
Criterion E:	Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
Criterion F:	Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
Criterion G:	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
Criterion H:	Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Other relevant planning practice notes are:

- Planning Practice Note 13 *Incorporated and Background Documents* which provides guidance on when a document should be incorporated or be a background document and describes the role of each.
- Planning Practice Note 90 *Planning for housing* which provides information and guidance about how to plan for housing growth and protect neighbourhood character to ensure a balanced approach to managing residential development in planning schemes.
- Planning Practice Note *Using the Residential Zones* (PPN91) which provides information and guidance about how to use the residential zones to implement strategic work.

3 Strategic matters

3.1 The issues

The issues are whether the Amendment:

- has adopted an appropriate methodology and approach
- is supported by and implements the Planning Policy Framework
- is consistent with Ministerial Directions and relevant Practice Notes, including the use of the NRZ
- is generally strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

Relevant strategic matters include:

- Maribyrnong's Thematic Environmental History
- the Heritage Study methodology
- policy support.

3.2 Maribyrnong's Thematic Environmental History

The thematic environmental history of Maribyrnong was prepared in 2000 as a collection of themes that reflected key development phases in its history. The relevant themes for the eight precincts from the citations are:

Bottomley's Paddock precinct HO211

4. Primary Production

    4.2 Farming [livestock]

9. Planning and Developing Urban Settlements

    9.2 Private subdivisions and villages in the nineteenth century

    9.5 Twentieth century residential development

    9.6.4 Housing Commission of Victoria

    9.8 Providing shops and retail facilities

10. Migration

Centennial and Duke precinct HO212

5. Exploiting Natural Resources

    5.1 Basalt quarrying

9. Planning and Developing Urban Settlements

    9.2 Private subdivisions and villages in the nineteenth century

    9.5 Twentieth century residential development

    9.7 Establishing services

Hansen precinct HO213

9. Planning and Developing Urban Settlements

    9.5 Twentieth century residential development [inter-war period]

12. Cultural Development

12.2 Recreation

12.2.1 Reserves and parks

Laughton's precinct HO214

7 An Industrial Centre

7.3 Pushing outwards: 1930s-1960s

9 Planning and developing urban settlements

9.5 Twentieth century residential development

10 Migration

Naismith and McCubbin precinct HO215

9 Planning and Developing Urban Settlements

9.5 Twentieth century residential development

14 Sickness and health

14.1 Hospitals

Summerhill Road precinct HO216

5 Exploiting natural resources

5.1 Basalt quarrying

6 Establishing lines and networks of communication and transportation of goods and people (including early hotels)

6.5 Tramways

9 Planning and developing urban settlements

9.5 Twentieth century residential development

Tottenham precinct HO217

6 Establishing lines and networks of communication and transportation of goods and people (including early hotels)

6.3 Railways

7 An Industrial Centre

7.3 Pushing outwards: 1930s-1960s

9 Planning and developing urban centres

9.5 Twentieth century residential development

9.8.2 Early shops at Braybrook and Maidstone and Maribyrnong

10 Migration

West Footscray precinct HO218

9. Planning and Developing Urban Settlements

9.5 Twentieth century residential development

10. Migration

3.3 The Heritage Study methodology and approach

(i) Background

The Heritage Study is Project 2 and one of three Heritage Priority Projects. Project 1 is a heritage precinct update and Project 3 is the Maribyrnong Aboriginal Heritage Study Post-contact Heritage Assessments. Heritage Alliance were contracted to complete all three projects.

The Heritage Study was completed in three sections:

- statutory recommendations and findings
- Appendix A, precinct citations
- Appendix B, list of properties and maps for each precinct.

Following the preparation of the Feasibility Study by RR Conservation Design, Council asked Heritage Alliance "*to focus on instigating highly intact areas; specifically, 34 streets (incorporating 1100 properties) identified in the Feasibility Study to include over 80% of properties as potentially contributory for further investigation.*"

Council's Part A submission noted[1]:

> The methodology included a heritage review process of field recording, heritage assessment and statutory recommendations, based on the *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance*, 2013 (Burra Charter) and the *Victorian Planning Provisions Practice Note No.1 "Applying the Heritage Overlay"*, 2018 (PPN01).

Ms Peters gave evidence for the Council and provided an overview of the Heritage Study methodology.

Heritage Alliance "*applied threshold measures to determine each precincts' level of significance and values to meet the criteria of the Burra Charter and PPN01*." These threshold measures were:

- Character - The building makes a positive contribution to the cultural heritage significance or character of the precinct, as it conforms to the typology of built fabric, or history of development of the precinct.
- Potential - The building has the potential to make a positive contribution to the precinct. This may also apply to buildings currently in poor condition, or that have been altered in a reversible way.
- Pattern - The size, proportions and setback of a house on the site helps to establish the pattern or rhythm of the street.
- Authenticity – a building must have a level of authenticity and integrity to be considered contributory. This is the amount of original design and fabric that remains.
- Continuity - A house from a later period in a mixed streetscape, with a range of styles of housing stock from different periods, may be part of a continuity of development, and may be considered contributory.
- Thematic representation - a house which is stylistically different but represents a particular historic theme for the municipality, may be considered contributory.

Field work was conducted by two heritage consultants, from the public realm and was delayed due to the COVID-19 pandemic lockdowns in Melbourne during 2020.

There are no properties categorised as significant. Each precinct comprises either contributory or a mix of contributory and non-contributory places.

[1] Paragraph 41

(ii) Evidence and submissions

There were 45 submissions that questioned the methodology and approach of the Heritage Study.

General issues raised were the lack of justification, whether a precinct could comprise dispersed 'sub-precincts' and the use of the 80 per cent threshold for the selection of streets. Some submitters, based on their understanding of the threshold, provided examples of streets in precincts where the 80 per cent threshold had not been met and requested these streets be removed from the Heritage Overlay.

The Neighbourhood Plan

In its Part A submission Council stated, "*a key theme in community feedback to the draft Neighbourhood Plan concerned the retention of existing neighbourhood character and the lack of guidelines for heritage*." In response to this issue Council prepared the Feasibility Study.

Many submitters considered the need for heritage guidelines is different from the need to protect heritage areas and this was not made clear during the Neighbourhood Plan process. Submitter 176 (22 Commercial Road, Footscray), and other submitters, considered the Neighbourhood Plan did not mention the need for the area to be investigated for its heritage significance with the only mention being "*the preparation of heritage guidelines to retain existing character of West Footscray.*" Submitters generally could not understand how this translated into the need to protect the areas heritage.

The 80 per cent 'threshold'

The owner of 14 Duke Street, West Footscray considered a wider view of other properties in Duke Street showed the threshold had not been met.

The owner of 2 McCubbin Street, Footscray submitted that McCubbin Street had 57 per cent of contributory places.

The owner of 53 Napoleon Street, West Footscray considered Napoleon Street did not meet the threshold.

There were other submitters that questioned the threshold benchmark.

Council explained how the 80 per cent threshold was used. The Feasibility Study identified 34 Group 1 streets that were recommended for further investigation as they "*included over 80 per cent contributory properties for further investigation*." In its Part B submission, Council advised[2]:

> Council identified a threshold of 80% contributory properties in a street in order to focus on the areas with the highest level of intactness. The 80% does not represent a benchmark number of properties a precinct needs to meet in order to determine what land is proposed to be in or out of the Heritage Overlay.
> Rather, Council used the 80% as a way of prioritising its resources towards an assessment of areas that were likely to have the highest level of significance due to the highest level of intactness. There may be other precincts within Maribyrnong that have heritage value that warrant further investigation, but this would need to be part of a subsequent project.

Criteria and threshold measures

Council confirmed in its closing submission that the six threshold measures were developed by Ms Peters and were not drawn from a planning practice note or other policy. In her evidence statement Ms Peters confirmed "*these thresholds respond to the amount and nature of change and adaption present in the streets*."

[2] Paragraphs 68 and 69

Some submitters considered these threshold measures enabled any property to be considered for the Heritage Overlay. The owner of 38 Gwelo Street, Tottenham considered the threshold was set too low and that "*it lowers the bar on what is significant.*"

The owner of 2 Centennial Street, West Footscray provided a video submission from Dr Stephen Rowley of RCI Planning, the author of their submission to the exhibited Amendment. The submission was for land in the Centennial and Duke precinct. Dr Rowley, commenting on the HERCON criteria, submitted "*the threshold of significance has been set at such a low level that we would be over-applying the Heritage Overlay.*" In the written submission Dr Rowley submitted "*that the inclusion of Centennial Street as a heritage precinct places the threshold so low that vast swathes of inner-city Melbourne would meet this level of significance.*" An example Dr Rowley referred to was from the Centennial and Duke precinct citation that considered it represented the successive waves of development in the area. He critiqued this and stated, "*there needs to be some baseline of distinctiveness – that this is a distinctly interesting place or has a distinctly interesting or representative history.*"

Some submitters referred to the Victorian Heritage Register Criteria and Threshold Guidelines (the VHR Guidelines) in establishing a lack of significance for their places. The owner of 68 Wellington Street, West Footscray in the Bottomley's Paddock precinct referred to Step1 (a basic test for satisfying Criterion A for example) and the exclusions.

Council and Ms Peters submitted that the VHR Guidelines were only relevant to state level significance, not local significance. Council did concede that some Panels[3] found they were of some relevance for local significance. In the Boroondara C31boro, the Panel commented that the guidelines are "*intended for assessing places of potential state significance so applying them at a local level may result in a distorted outcome.*"

Extent of precincts

Ms Peters said the protection of Post-war era places for their heritage significance was becoming more prevalent. She stated[4]:

> Although most submitters appear to accept that Inter-war bungalows should be protected, many submitters have argued that the austerity of Post-war housing means it should not be preserved. This reflects a misunderstanding of heritage. Heritage values are not just about the quality of buildings, or about elaborate buildings designed by architects. Heritage is not about only the 'best' buildings, because if that is all that was preserved, only a fraction of the history of this State would be preserved. Arguments about 'lowering the standard of the heritage overlay' are common at planning panels. These arguments mostly come from people who overlook the historic value, the representativeness of places and the association of residential areas with the history of the development of the locality. Post-war buildings in West Footscray reflect the time, place, and community of people who made this suburb their home in the post-war period. The time at which these buildings were built is reflected in the style, materials, form and location of the housing and the restricted housing choices that the community had. There are a lot of houses from the post-war period in the City of Maribyrnong, but Council, guided by the *Feasibility Study*, chose 34 streets to be assessed in the Heritage Study and 8 precincts were proposed. These precincts contain representative examples of all the different housing types identified in West Footscray and which make up the distinctive character of the suburb. This is the history of West Footscray and should not be compared to other places where the perception is that 'better' buildings are included on (sic) the heritage overlay.

[3] Mornington Peninsula PSA C262morn Part 2, page30-32 and Glen Eira C182glen, pages 13-14
[4] Paragraph 46

Ms Peters considered the precinct-based assessment approach "*is the preferred approach of the City of Maribyrnong in other areas of the City, and it is the most efficient manner to undertake heritage assessment and preserve the largest number of places in intact streetscapes.*" She added:

> The precincts are scattered because the consultants were trying to preserve as many of the Inter-war and post-war types as possible and some of the streets had similar histories of settlement or subdivision but were separated by streets with much lower levels of intactness.

She said "*precincts can also encompass a long period of history and include places built over a very long period of time and include multiple architectural styles.*"

The owner of 8 View Street, Wets Footscray questioned "*the fundamental concept of precincts that represent a particular period or style*" and the "*listing of streets allows for a variety of places to be preserved and for the heritage of the era to be appreciated in all its diversity in one place*."

Mr Bartley, on behalf of the owner of 8 View Street, West Footscray , responded[5]:

> This suggests it is not uniformity of style, or features, it is diversity (i.e. demonstrating the history of housing in an area) that is significant. How then do you judge what is contributory?

Protection of post-war housing

Many submitters considered post-war housing should not be protected because there was a lot of it and is not valued by the community.

Ms Peters said:

> This reflects a mis-understanding of heritage. Heritage values are not just about the quality of buildings, or about elaborate buildings designed by architects. Heritage is not about only the 'best' buildings, because if that is all that was preserved, only a fraction of the history of this State would be preserved. Arguments about 'lowering the standard of the heritage overlay' are common at planning panels. These arguments mostly come from people who overlook the historic value, the representativeness of places and the association of residential areas with the history of the development of the locality. Post-war buildings in West Footscray reflect the time, place, and community of people who made this suburb their home in the post-war period. The time at which these buildings were built is reflected in the style, materials, form and location of the housing and the restricted housing choices that the community had. There are a lot of houses from the post-war period in the City of Maribyrnong, but Council, guided by the *Feasibility Study*, chose 34 streets to be assessed in the Heritage Study and 8 precincts were proposed. These precincts contain representative examples of all the different housing types identified in West Footscray and which make up the distinctive character of the suburb. This is the history of West Footscray and should not be compared to other places where the perception is that 'better' buildings are included on the heritage overlay.

(iii) Discussion

The Panel is satisfied that the methodology used by Heritage Alliance is generally consistent with guidance in PPN01, apart from the unfortunate lack of public consultation that was beyond Council's control and is discussed in Chapter 4.

Applying the Heritage Overlay to nearly 1000 properties across 34 streets is a significant undertaking. Council should be congratulated for undertaking this task and using a consistent methodology to establish significance. The Feasibility Study was an important first step. It was used to validate and refine several areas to be investigated further (referred to as Group 1 streets). A total of 90 streets were identified as having potential heritage significance. The Heritage Study trimmed this further to 34 streets impacting the 923 properties which are the subject of this Amendment.

[5] Submitter 105 submission, page 4, paragraph 28

Neighbourhood Plan

While a minor issue, the Panel does share some concern with submitters that Council considered the Neighbourhood Plan reported community concern "*about the need to protect the existing neighbourhood character and heritage areas of West Footscray*."[6] It may be splitting hairs but what the Neighbourhood Plan did report was the need for "*heritage guidelines to retain existing character of West Footscray*", not the need to protect heritage areas. For a lay community that has little understanding of planning, is very multicultural and where English may not be the first language, the use of clear unambiguous language is important. This was a constant message the Panel heard from the community. The language in the Neighbourhood Plan could have been clearer as to what was meant by heritage guidelines.

This is not a fatal flaw in the methodology, as what occurred after the Neighbourhood Plan is most important in the Panel's mind.

The 80 per cent threshold

The Panel heard from many submitters that the 80 per cent threshold was not met for certain streets. Council clarified its use as a tool to refine the 90 Group 1 streets to 34 streets that Heritage Alliance was commissioned to review.

As Council put it "*the 80 per cent does represent a benchmark number of properties a precinct needs to meet in order to determine what land is proposed to be in or out of the Heritage Overlay*." In other words, it was not a tool that was used to determine local significance in the Heritage Study, its use was restricted to the Feasibility Study. The Panel agrees with Council that this tool enabled Council to focus on the streets that had the highest level of intactness.

Criteria and threshold measures

While the Panel considers the general approach was appropriate, there was strong opposition to how a threshold of significance was established. The Panel shares some of this concern.

Whether a suitable threshold of significance has been attained for each precinct is addressed in Chapters 5 to 12. More generally the Panel provides the following consideration.

It is self-evident that all areas have a history. PPN91 states:

> While all areas have a history or a heritage, not all areas are historically significant. Heritage significance is determined by recognised criteria set by Commonwealth, state and local agencies, with reference to the Burra Charter.

The statement of significance contains the justification for applying the Heritage Overlay. It describes 'what is significant?', 'how is it significant?' and 'why is it significant?'. The link established with the HERCON criteria is provided in 'why is it significant?'

The drafting of the HERCON criteria is important. In the Amendment the most frequently used criteria are A (historic significance), D (representativeness), E (aesthetic significance) and H (associative significance). The Panel considers there are five main issues:

- A level of 'importance' must be established, not just an example, as this is the descriptor for each of the criterion (apart from Criteria H which is 'special association').
- The only real tool PPN01 refers to is a comparative analysis that "*should draw on other similar places within the study area, including those previously in a heritage register or overlay.*" On this matter the Panel places greater weight on precincts that have met the

[6] Council Part B submission, page 26, paragraph 164

test already and are in the Heritage Overlay than other precincts which are the subject of this Amendment.

- There is no minimum number of criteria to meet the threshold of significance. If the Panel considers a threshold has not been met for one criterion, then the Heritage Overlay may still be justified from other criterion assessments.
- A precinct-based approach takes a more generalist approach than site specific considerations of significance. This places greater weight on ensuring what is to be protected is 'better than average' as it inevitably includes some properties that are non-contributory, in balancing this general approach.
- The six threshold measures developed by Heritage Alliance, while a response to the lack of guidance in PPN01 for local heritage significance, require more scrutiny.

The Panel agrees with Dr Rowley that an assessment for Criteria A must do more than just tell a story of the place's development; its importance must be established. In other words, it must be better than average; it cannot just be an example of Criteria A, for instance. This applies to assessments of Criterion D and E. The Panel's consideration is restricted to PPN01. The Panel accepts that a Step 1 assessment using the VHR Guidelines does also provide guidance but has not used them in its consideration.

The Panel generally accepts the establishment of the six threshold measures was a good approach to overcome the lack of guidance provided by PPN01. The Panel assumes that at least one, not all, of the threshold measures must be met to inform local significance. The Panel has reviewed these threshold measures and two measures deserve further scrutiny – 'character' and 'continuity'.

The Panel was consistently advised by Council, in response to whether other overlay controls were considered, that neighbourhood character is different from heritage. The Panel agrees. PPN01 states clearly the Heritage Overlay is not intended to operate as a neighbourhood character control. Yet the 'character' threshold measure is drafted as:

> The building makes a positive contribution to the cultural heritage significance or character of the precinct, as it conforms to the typology of built fabric, or history of development of the precinct.

This seems to be both a heritage and neighbourhood character threshold measure. The Panel gives regard to this measure only for the heritage significance of the precinct, not its neighbourhood character contribution.

Regarding 'continuity', the Panel asked Council to clarify how a place constructed outside of the era of significance for the street could be considered as contributory. Council accepted, in a McCubbin Street example, that those properties outside of the era of significance could be listed as non-contributory but did not refer to the 'continuity' threshold measure in its closing submission. The Panel considers the 'continuity' threshold measure is of little assistance in establishing significance in the defined era of significance.

Extent of precincts

Generally, the Panel considers the threshold measures are too broad and have the potential to consider too many places as contributory. This is particularly evident in precincts that span both the Inter and Post-war eras, such as Bottomley's Paddock and Summerhill Road. The era of significance spans some 40-50 years from 1920's to 1960's, and in some instances 1970's. The Panel appreciates Council's attempt at preserving some continuum of development across the decades as evidence of its growth. However, the danger in considering such a wide span of years is that too many properties are sought to be protected simply as examples of these eras. This is not a justification for the Heritage Overlay if it is simply protecting development as examples of an

area's growth. A level of importance must be established that shows why both Inter and Post-war eras inform the geographic extent of a precinct and that the places sought to be protected are better than average rather than merely a representation of styles over a period of time and not diminished by too many non-contributory properties.

For some precincts the impact is clear. The statement of significance for the Bottomley's Paddock precinct is 12 pages long and primarily made up of descriptions of what is significant for Inter-war housing (1915 – 1940), Post-war austere housing (1940-1950), Housing Commission of Victoria (late 1940's – early 1950's), Post-war brick veneer (1940-1965) and Post war migrant housing (1955-1975). The listings document what the Panel considers as an exhaustive list of typical elements of these types of housing, not the important elements that should be preserved. The Panel believes this approach has led, in some Inter and Post-war precincts, to an excessive application of the Heritage Overlay to housing that is just an example of the era of development without due consideration given to its importance and the impact on non-contributory properties.

By comparison the existing heritage precincts of Queensville Estate (HO8) and Angliss Housing Estate (HO1) target a decade of development only and do not span several eras. Using Bottomley's Paddock as an example, even though it is described as an Inter and Post-war precinct, some of the individual areas (six in total) are from one but not both eras. Napoleon and Wellington Streets is by itself a Post-war 'precinct', Tucker Street and Palmerston Street are Inter-war streets, but Molesworth Court and Hope/Barton/Stanley/View Streets are both Inter and Post-war streets. Bottomley's Paddock is discussed further in Chapter 5.

Another example, the West Footscray precinct, is different. It affects five generally contiguous streets, with four of the streets (Berthandra Court, Hartley and Rondell Avenue and First Street) dominated by a single era of development with most places deemed contributory. Neil Street has a mix of inter and post-war housing. Given the high degree of contributory properties and different eras of development in contiguous streets the Panel considers, as a precinct, there is a story to be told of the area's development collectively instead of individual streets. The West Footscray precinct is discussed further in Chapter 12.

The Panel notes that, when questioned about the length of the statements of significance, it was the evidence of Ms Peters that the statements of significance were not too long, and it was not unusual for heritage precincts to span several eras. These considerations are developed further in each precinct chapter.

Protection of post-war housing

The nature of planning in Victoria is that it is not static and changes over time with new priorities, policy, opportunities and community values. The residential areas of today may be valued by the community for its heritage in the future. The community has a greater understanding why Edwardian, Victorian and Inter-war era places are valued and require protection. Visually these places represent clear forms of architecture of the era, despite many being considered undesirable and 'workers' cottages' of their era. Generally, the community understands this.

The protection of Post-war austere housing or 1960's brick dwellings is different. What could be described as bland forms of architecture nonetheless represent a form of architecture that tells a story of the municipality's growth. Ms Peters agreed with the Panel that this required a more nuanced understanding of heritage "*as it is not in your face.*"

The appreciation of heritage and its value changes over time. One submitter put it that a Mirvac residential estate could be the subject of heritage protection in the future if these areas of Post-war housing were protected. The Panel does not comment on this, however what is clear is that a

threshold must be met, guided by the Burra Charter and HERCON criteria using a comparative analysis as an assessment tool and Council and community values change over time.

(iv) Conclusions

The Panel concludes:

- The Heritage Study used a methodology that is consistent with the PPN01 but is impacted by the lack of informal public consultation due to COVID-19 restrictions. This impacted the level of community understanding and acceptance.
- A level of importance (HERCON Criteria A, D and E) and a special association (HERCON Criteria H) must be established to meet the threshold of significance. In plain English the heritage place must be 'better than average'.
- In the comparative analysis greater weight is given to those precincts within the Heritage Overlay and less weight to those the subject of this Amendment.
- The 'character' and 'continuity' threshold measures are of little assistance in establishing local significance.
- Some statements of significance list features typical of the housing of the era without establishing its importance.
- Precincts that refer to both Inter-war and Post-war housing are generally geographically too large and tend to capture too much housing as examples of development of the era without demonstrating its importance.
- The Neighbourhood Plan does not provide direct support for the Heritage Overlay; the Feasibility Study and Heritage Study do.
- The use of the 80 per cent threshold was restricted to the Feasibility Study and Council's preparation of the Heritage Study project brief. It was not used as a threshold tool in the Heritage Study.
- It is appropriate to consider post-war housing for heritage protection if a suitable threshold has been met.

3.4 The use of the Neighbourhood Residential Zone

(i) The issue

The issues are whether the:

- heritage precincts should be rezoned to NRZ2
- NRZ should be retained if the Panel recommended the deletion of the Heritage Overlay.

(ii) Submission and discussion

Council has a consistent approach to its heritage precincts. Where the Heritage Overlay has been justified, the land is then rezoned to NRZ and identified as a limited change area on the housing framework plan. Council submitted this was supported by PPN91 which states the NRZ can be:

> Applied to areas where there is no anticipated change to the predominantly single and double storey character. Also to areas that have been identified as having specific neighbourhood, heritage, environmental or landscape character values that distinguish the land from other parts of the municipality or surrounding area.

Existing heritage areas are identified on the housing framework plan as limited change areas.

The Panel agrees with this approach. However, the use of Schedule 2 to the zone requires further consideration. This schedule is titled 'heritage areas' and contain the objective 'to support

development which contributes to the heritage place.' There is no other local content. Existing heritage precincts such as the Queensville Estate (HO8) have Schedule 1 applied which is titled 'neighbourhood residential areas' without an objective or other local content. The Panel was consistently advised by Council that heritage is not neighbourhood character, so it sees the title to NRZ2 as 'heritage areas' inappropriate. A simple approach would be to apply the existing NRZ1, but this would not include the neighbourhood character objective, or to rename the NRZ2 to West Footscray (or similar) neighbourhood residential areas. On balance the Panel supports the latter approach. At some future point Council will need to rationalise the schedules to the NRZ as no differentiating local content is to be applied.

If there was a recommendation to delete the Heritage Overlay, Council requested the NRZ should be retained as this would assist in controlling the scale of redevelopment of this land next to a heritage precinct. The Panel generally agrees with this approach even though there is a de-coupling of the zone and overlay control. It will ensure appropriate consideration is given to adjacent scale and built form.

(iii) Conclusion and recommendation

The Panel concludes the NRZ2 should be:

- applied to the new proposed heritage precincts
- renamed West Footscray neighbourhood residential areas.
- retained if the Heritage Overlay is to be removed from a property.

The Panel recommends:

Amend Schedule 2 to the Neighbourhood Residential Zone to rename it 'West Footscray neighbourhood residential areas.'

3.5 Policy support

(i) Submissions

Council submitted that the Amendment is consistent with the objectives for planning at section 4[7] of the PE Act, the Planning Policy Framework, Ministerial Directions and Planning Practice Notes, in particular PPN01. This is outlined in Chapter 2 of this Report.

Some submitters considered the Amendment was inconsistent with other planning objectives such as urban consolidation, efficient development and housing affordability. Council considered that "*rather than being in conflict with the protection of heritage, these are all matters which must be given weight at various stages of the planning process.*"

Council submitted that each heritage citation and statement of significance:

- adopted the relevant HERCON criteria to establish a threshold of significance
- conducted a comparative analysis to substantiate the significance of each place
- adopted the required structure of 'what is significant?', 'how is it significant?' and 'why is it significant?'

(ii) Discussion

There is general policy support for protecting heritage places in the PE Act, Planning Policy Framework including Plan Melbourne 2017-2050 and local policy. Council's heritage strategies are

[7] Objective 4(1)(d)

contained at Clause 21.06-3 and its cultural heritage policy is at Clause 22.01. A strategy to protect and conserve heritage places is "*ensure representation of all the different phases of the City's development*." This is an important strategy that supports the protection of Post-war residential areas considered under this Amendment.

Council's approach generally aligns with PPN01, except for a lack of consultation during the preparation of the Heritage Study due to COVID-19 restrictions.

(iii) Conclusions

The Panel concludes the Amendment:

- is supported by the PE Act
- is consistent with the Planning Policy Framework, the Municipal Strategic Statement and local policy
- Ministerial Directions and Planning Practice Notes
- should proceed subject to addressing specific issues in the following chapters.

4 General issues

This chapter refers to issues which apply across more than one individual place or precinct. Where a submission raised only general issues, it is not referred to in subsequent chapters.

4.1 Social and economic impacts

(i) The issue

The issue is whether economic and social implications are relevant when assessing heritage significance.

(ii) Submissions

Many submitters referred to the personal social and economic (financial) impacts of the Amendment. This took the form of the additional costs required to address the Heritage Overlay in planning applications, loss of property value, heightened impact on personal wellbeing during the COVID-19 pandemic, distress caused by uncertainty and lack of clear information or lack of transitional measures so that landowners who had prepared plans for redevelopment could proceed to be assessed.

Council's position was that "*personal financial impacts are not relevant matters to take into account in the assessment of appropriate heritage controls.*" Economic matters that can be considered are those that have community-wide impacts. Some submitters considered the breadth of the Amendment reflected its community-wide impacts and that 166 opposing submissions reflected this.

The owner of 35 and 37 Creswick Street, Footscray stated the Amendment applied to 3.2 per cent of the 85,000 homes in Maribyrnong which was a "*significant portion of the community.*" The owner of 53 Napoleon Street, West Footscray relied on sales data in the area and the decision in *Georgilopolous v Valuer General – Victoria (2021) VCAT 1561* as evidence of the broad financial impact the Amendment would have. Council responded that this case related to "*an individual property and was not evidence of widespread financial impact throughout Maribyrnong.*"

Council referred to other Panel reports[8] where this matter was addressed and considered:

> While Council recognises the concerns of the submitter are concerns genuinely held by them, Council considers that the economic concerns raised by the submitters appear to be of a personal or property specific nature. This differs to the type of community wide social effects that are relevant to the Amendment.

In Moonee Valley C200moon the Panel wrote[9]:

> The Panel acknowledges submitters' concerns about private financial impacts of the Heritage Overlay and that those concerns have caused them distress. But Planning Practice Note 1 and judicial authority cited by Council make it clear that the key issue for the Panel is the heritage significance of the properties. Private financial issues of a personal or property specific nature are not relevant at the planning amendment stage.
>
> The requirement under the Act for planning authorities to consider social and economic impacts of planning scheme amendments is limited to community wide impacts. No submitter provided information about wider social or economic impacts of the Heritage Overlay even though it applies to a wide area, as shown by the Municipal Heritage Overlay map. The Panel therefore has no basis to assess those impacts.

[8] Moonee Valley C200moon, Mornington Peninsula C262morn
[9] Page 7

> ….
> The Panel concludes that property value and private financial implications are not relevant when deciding whether to apply the Heritage Overlay.

Council submitted the only matters that are relevant at the Amendment stage are the HERCON criteria and whether a suitable threshold has been met to justify local heritage significance. Other matters can be considered at the planning application stage.

The owner of 51 Napoleon Street, West Footscray referred to the suspension of demolition permits. Council confirmed this occurred under Section 29B of the Building Act 1993 which allows for the suspension of building permits once a request to the Minister for Planning to prepare a planning scheme amendment under section 20(4) of the PE Act. The interim heritage controls triggered this provision after Council made a request to the Minister for Planning on 1 October 2021.

(iii) Discussion and conclusion

This issue has been consistently considered by many planning panels before and the Panel agrees with Council that it is only heritage issues that can be considered at the Amendment stage. While the Amendment considers a broad application of the Heritage Overlay in several precincts, it does not have a community-wide impact. The Panel notes there were many submissions that supported the Amendment which it has considered in its deliberations and there is a net community benefit in the protection of heritage places for current and future generations. Whether an appropriate threshold has been met is the key consideration.

PPN01 is the key policy guidance. The eight HERCON criteria all relate to heritage issues and do not consider personal economic impacts or social issues. Social and economic considerations must be considered but only at the broad community level, not personal level. Provided a suitable threshold has been met, the Panel considers this outweighs any personal economic impacts.

The Panel has discussed the unfortunate concurrence of the Heritage Study, the Amendment and the COVID-19 pandemic. The Panel heard from many submitters that the Heritage Study and Amendment exacerbated the health and wellbeing impacts of the pandemic, which the Panel acknowledges. However, this has not had an impact on the formal requirements of the PE Act and the processing of the Amendment. The Panel Hearing has provided an independent opportunity for issues to be ventilated.

The Panel agrees with Council that the suspension of demolition permits issued under the Building Act 1993 was legal and triggered by the request made to the Minister for Planning to prepare an amendment for the interim heritage controls.

4.2 Public consultation and notification of the Amendment

(i) The issue

The issue is whether the extent of public consultation for the Heritage Study and notification of the Amendment was appropriate.

(ii) Submissions

Many submitters were concerned there was a lack of consultation before, during and after the exhibition of the Amendment. This included the preparation of the Neighbourhood Plan, the Feasibility Study, the Heritage Study, and the exhibition of the Amendment. Council noted that the preparation of the Heritage Study occurred during the COVID-19 pandemic and was

interrupted by the extensive Melbourne lockdowns. Council accepted that this did limit forms of communication such as walk-in sessions.

The Minister for Planning, at the request of Council, provided an exemption for the interim controls which meant notice and exhibition of Amendment C173mari was not required. Council confirmed it had exhibited the Amendment in accordance with the PE Act requirements however did accept that due to the COVID-19 restrictions it was not able to convene public information sessions. Council officers were available for one-on-one meetings or phone discussions.

Some submitters suggested Council should have postponed the Heritage Study or introduction of the interim controls until after the COVID-19 pandemic was over. The owner of 10 Neil Street, West Footscray put it succinctly:

> There have been very limited opportunities for residents to engage in conversation about the overlay; this would allow better mutual understanding between Council and residents about differing points of view and sharing information and experiences.

Council confirmed the draft Heritage Study was not the subject of broad community consultation due to COVID-19 lockdowns.

(iii) Discussion and conclusion

The PE Act does not regulate how communication is conducted during strategic planning work. It is, however, accepted best practice that strategic planning work should involve community input to the best extent possible where the community is impacted. This is the case with the Heritage Study. The Panel accepts the COVID-19 pandemic meant no broad community consultation could occur and this was effectively out of Council's control. There is no doubt this led to a heightened level of criticism of the Heritage Study and its methodology, even a degree of scepticism. This was unfortunate but did not impact the integrity of the Amendment.

The Panel accepts that the exhibition of the Amendment met the formal requirements of the PE Act. In its Part A submission Council advised Amendment notification included:

- approximately 2800 letters and notices sent to affected/neighbouring owners and occupiers, prescribed ministers, public authorities and service agencies
- notice in the Maribyrnong Star Weekly newspaper on 2 March 2022 and the Government Gazette on 3 March 2022
- amendment documentation was available at the Footscray Town Hall and the West Footscray and Footscray libraries
- amendment documentation was provided online via Council's website and community engagement portal 'Your City Your Voice'
- amendment documentation was provided online via the DELWP website
- detailed information brochures about the Amendment and precincts were also sent to all affected owners and occupiers and included on Council's webpage.

Council's closing submission also detailed language support services that were offered in the information brochure sent to all properties.

The Panel accepts that lack of notice or exhibition of the interim heritage controls was required to avoid a rush of development activity, including demolition, prior to the introduction of the interim controls. It is also recognised that this exemption is a common occurrence for the introduction of interim heritage controls.

The Panel also accepts this placed some submitters in a difficult position as they were in advanced stages of preparing plans and in discussions with Council planners on development proposals for their land. This is a regrettable but inevitable outcome of interim heritage controls. Again, the

Panel considers that clear communication about the impacts and options for applicants in this situation is good practice.

(iv) Conclusion

The Panel concludes the:

- preparation of the Heritage Study was impacted by the lack of broad consultation due to the COVID-19 pandemic restrictions, but this did not affect the integrity of the Heritage Study.
- exhibition of the Amendment met the notification requirements of the PE Act.

4.3 Accuracy

(i) The issue

The issue is whether the Amendment has a sufficiently high level of accuracy in referring to specific properties.

(ii) Submissions

Some submitters criticised Council for errors in the assessment of places. In response to a request at the Directions Hearing, the Panel directed that the field notes be circulated. Some submitters referred to these field notes in identifying errors. Council urged caution in the use of the field notes. In its covering letter accompanying the circulation of the notes, it stated:

> However, please note that these spreadsheets are preliminary notes only, prepared by Heritage Alliance during initial field investigations. The content of the spreadsheets was not revised following further research that was undertaken after the preliminary field work was carried out.
> Accordingly, the notes in the Excel spreadsheets are not a final record of Heritage Alliance's research and do not necessarily reflect the final outcomes expressed in the Heritage Study and the exhibited Amendment C172mari material.

Some submitters considered other land should have the Heritage Overlay applied. While other submitters considered previous heritage studies had not identified the need to protect Post-war places and the Heritage Overlay should be removed.

Council agreed that other places may have heritage significance that are not included in this Amendment. It expected there would be other heritage studies that could address these areas.

(iii) Discussion and conclusion

The Panel accepts that it is inevitable there will be some errors in the Amendment as it includes many properties. The Panel also notes that it is common practice that fieldwork for heritage studies involving large precincts is usually conducted from the street (or public realm) without entering private land or internal building inspections. Some submitters provided photos of cracked brickwork, poor foundations, lack of footings, internal plaster cracks and roofing issues which simply would not be obvious from the public realm.

One of the benefits that public information sessions would have provided is that many of the alleged errors and inaccuracies could have been addressed at that time and be resolved prior to the exhibition of the Amendment. It is unfortunate that this quality assurance opportunity was not able to occur. This has resulted in the Panel considering many submissions that raised errors during a process that should principally focus on the merits of the Amendment.

The Panel accepts there may well be other places in Maribyrnong that could meet the threshold for heritage significance. Many municipalities have a rolling program of heritage studies and reviews. In Maribyrnong, a previous heritage study resulted in the application of the Heritage Overlay to the Angliss Housing Estate (HO1) and the Queensville Estate (HO8) that are referred to in this Amendment for comparative analysis. These additional areas referred to by some submitters may be the subject of a future heritage study.

The Panel notes the preliminary nature of the Heritage Alliance field notes and considers that for this reason the field notes should not be used or referenced in the Council's assessment process.

4.4 Building condition

(i) The issue

The issue is whether building condition is relevant when assessing the heritage significance of a precinct.

(ii) Submissions

Many submitters considered that their properties should not be categorised as contributory or in the Heritage Overlay because of the building's poor condition or lack of structural integrity.

Council accepted that not all buildings covered by the Amendment are in perfect or even good condition. None of the HERCON criteria refer to the structural integrity of a building as a relevant issue. Council submitted that a building's condition can be considered as a relevant matter at the planning permit stage. In its Part B submission Council referred to *Advisory Committee Report on the Review of Heritage Provisions in Planning Schemes (August 2007)* that stated[10]:

> Structural integrity or condition should not be a criterion in assessing heritage significance.

(iii) Discussion and conclusion

The Panel agrees with Council that a building's structural integrity is not a relevant matter in determining heritage significance. It is however a relevant matter at the planning permit stage.

4.5 Development opportunity, building alterations and maintenance

(i) The issue

The issue is whether development opportunity, building alterations and maintenance are relevant when assessing the heritage significance of an individual place or a precinct.

(ii) Submissions

Many submitters provided examples of how the Heritage Overlay would restrict development proposals and, in some cases, not allow for the demolition of the properties. Some submitters considered the Heritage Overlay would restrict their ability to maintain properties. An example was provided of whether a replacement roof would be allowed. The owner of 10 Neil Street, West Footscray submitted *"heritage will be undermined when people can't afford to do basic home maintenance and homes fall further into disrepair."*

Council accepted that the "*Heritage Overlay introduces another layer of control for property owners by imposing additional permit triggers to a future planning permit application."* This is

[10] Paragraph 2.2.2

required to ensure places with heritage significance are managed appropriately. Similar to its response to structural integrity of buildings, Council submitted that development constraint issues are relevant at the planning application stage, not the Amendment stage. It referred to other panel reports[11] in concluding restricting development potential is not a justification for recommending against the application of the Heritage Overlay.

Council submitted *"while 'heritage will become an additional matter for consideration, the introduction of the Heritage Overlay does not preclude buildings, works or demolition of a property altogether."* The heritage design guidelines provide guidance on buildings alterations and demolition. Council referred to the updated Permit Exemptions in the Heritage Overlay Incorporated Document that generally exempt alterations not seen from the street from a planning permit as an example of it balancing the need for further control on heritage places and allowing other alterations to occur without planning approval.

Council referred to Clause 43.01 (Heritage Overlay) of the Maribyrnong Planning Scheme which requires a permit for routine maintenance only if it *"changes the appearance of the heritage place or which are not undertaken to the same details, specifications and materials."* Like-for-like repairs would not then require a permit. The roof example mentioned above would not require a permit if the same material, such as corrugated iron, was used. Council considered the *Permit Exemptions in the Heritage Overlay Incorporated Document* generally reflected the permit exemptions of Clause 43.01.

(iii) Discussion and conclusion

The Panel considers Council has reached a reasonable balance between ensuring heritage places are managed appropriately and maintenance, as some alterations and minor works can occur without planning approval. The Panel does not refer to specific examples but accepts generally that impact on development opportunities are relevant to the permit application stage and some alterations and maintenance may not require a planning permit. The Heritage Overlay may introduce a new permit trigger but, in some cases, there may already be permit trigger for what is proposed via other controls such as a Design and Development Overlay. The overriding objective is to give Council the ability to regulate development that could impact a heritage place. Whether a threshold has been met for heritage significance is the focus of this Amendment and how a heritage place may be impacted by a development proposal is the subject of the permit application process.

The Panel concludes that development opportunity, building alterations and maintenance are not relevant when assessing the heritage significance of an individual place or a precinct.

4.6 Use of other planning provisions

(i) The issue

The issue is whether other planning controls were considered in place of the Heritage Overlay.

(ii) Submissions

The Panel asked Council to explain whether other planning controls were considered for some areas, such as the Neighbourhood Character Overlay (NCO) instead of the Heritage Overlay.

[11] Boroondarra C274 Part 2, page 85 and Melbourne C387, page 25

Council submitted it was not the role of the NCO to protect heritage buildings, but it was its role to ensure new development was in keeping with the preferred neighbourhood character of the area.

The Feasibility Study considered the NCO further and concluded *"neighbourhood character overlays are not sufficient in protecting cultural heritage in the area."* Council referred to PPN91 to highlight the differences between the NCO and the Heritage Overlay:

> While all areas have a history or a heritage, not all areas are historically significant. Heritage significance is determined by recognised criteria set by Commonwealth, state and local agencies, with reference to the Burra Charter.
> The Heritage Overlay (HO) should be used where the objective is to conserve the existing building or buildings.
> The HO has different objectives from the NCO and is not intended to operate as a neighbourhood character control. However, heritage descriptors may also contribute to the neighbourhood character of an area.

Council concluded *"the objective is conservation. Rather than control of future neighbourhood character. Accordingly, the most appropriate control is the Heritage Overlay, not the NCO."*

(iii) Discussion and conclusion

The Panel agrees with Council that the Feasibility Study considered other planning controls, in particular the NCO, and found the Heritage Overlay was the most appropriate controls to manage heritage significance, which this the focus of this Amendment.

In this Report, the Panel has recommended some properties be removed from the Heritage Overlay. Council may wish to consider, if it supports the Panel recommendations, other planning controls such as the NCO or the Design and Development Overlay for places the Panel considered did not meet the required threshold of local heritage significance.

The Panel concludes the Heritage Overlay is the most appropriate planning control to protect the heritage significance of places.

4.7 Restriction on environmental improvements

(i) The issue

The issue is whether the Amendment unreasonably restricts environmental improvements to properties.

(ii) Submissions

Some submitters considered heritage protection was incompatible with climate change mitigation objectives, such as installation of solar panels.

Council accepted that solar panels on a heritage place would require a permit. The heritage design guidelines contain policy that discourages solar panels on the front street facing part of the roof. If they are not located on that part of the roof that faces the street, then the heritage design guidelines would err towards the issue of permit. However, Council referred the approval of Amendment VC226 on 4 November 2022 that changed the Heritage Overlay provisions that confirmed a permit is required for:

> A solar energy system attached to a building that primarily services the land on which it is situated if the system is visible from a street (other than a lane) or public park and if the schedule to this overlay specifies the heritage place as one where solar energy system controls apply.

The interim heritage controls apply the solar energy systems provisions in each precinct.

Council submitted that *"purported limits to energy efficiency improvements are not relevant to the Panel's consideration of whether the heritage Overlay should be applied."*

(iii) Discussion and conclusion

The Panel agrees with Council submission on this issue. Environmental awareness and the need to reduce greenhouse gas impacts pervades all aspects of life and commerce. The Panel strongly supports the installation of solar panels as one way of addressing this global issue. In most cases, apart from properties on the south side of an east/west street, it is likely a permit would issue subject to Council approval for solar panel installations. The Panel notes solar panels could still be seen from the street if they were located on sides of roofs, but the wording of the heritage design guidelines provides an appropriate policy position that restricts consideration to that part of the roof facing the street.

The Panel considered whether the policy support for solar panels not located on that part of the roof facing the street should be addressed as a permit exemption, and not a policy position. The Panel agrees with Council that *"if exemptions were to be provided in the schedule in the future, this would require a separate body of strategic work and assessment which is outside the scope of the Amendment."*

The Panel encourages Council to investigate the potential of permit exemptions further as this would provide a more streamlined approval process that could be restricted to solar panel installations on the street facing roof only requiring a planning permit.

4.8 Residential or housing precincts?

(i) The issue

The issue is whether the precincts should be described as housing or residential precincts.

(ii) Submissions and discussion

The Panel asked Council to clarify why the precincts are referred to either as a housing or residential precinct and whether a single descriptor should be used for consistency. The following precincts are referred to as 'housing' precincts:

- Laughton's Post-war Housing Precinct HO214
- Naismith and McCubbin Inter-war Housing Precinct HO215
- Summerhill Road Inter-war and Post-war Housing Precinct HO216
- Tottenham Post-war Industrial Housing Precinct HO217.

The following precincts are referred to as 'residential' precincts:

- Bottomley's Paddock Inter-war and Post-war Residential Precinct HO211
- Centennial and Duke Streets Inter-war and Post-war Residential Precinct HO212
- Hansen Inter-war Residential precinct HO213
- West Footscray Inter-war and Post-war Residential Precinct HO218

Council advised it was likely the result of different consultants doing the field work. Ms Peters preferred the use of residential precincts and Council agreed.

The Panel supports this.

(iii) Conclusion and recommendation

The Panel concludes the precincts should be described as residential precincts.

The Panel recommends:

Amend the Statements of Significance for the Laughton's, Summerhill Road, Tottenham and Naismith and McCubbin precincts and any other Amendment document to refer to all precincts as 'residential' precincts.

4.9 Use of street numbers on maps

(i) The issue

The issue is whether street numbers on maps in the Statement of Significance would assist.

(ii) Submissions and discussion

The Panel asked Council to provide maps that used street numbers so navigation was easier for the reader. Council agreed that this would assist.

(iii) Conclusions and recommendation

The Panel recommends:

Amend all maps in the Statements of Significance and any other Amendment document by inserting street numbers for each property.

4.10 Existing second storey additions – contributory or non-contributory?

(i) The issue

The issue is whether places with a second storey extension should be contributory or non-contributory to the precinct.

(ii) Submissions and discussion

Some submitters were confused how properties with a second storey rear extension have been assessed as either contributory or non-contributory, and provided examples of these.

The owner of 33 Tucker Street, West Footscray referred to 3 Hope Street in the Bottomley's Paddock precinct which has a two storey rear addition to a contributory place (Figure 4) and to 20 Hope Street (Figure 5) which was considered non-contributory.

Figure 4 3 Hope Street, West Footscray

Source: Peters evidence statement

Figure 5 20 Hope Street, West Footscray

Source: Peters evidence statement

The owner of 33 Tucker Street, West Footscray considered 3 Hope Street should be non-contributory.

This matter is considered in Chapter 5 for the Bottomley's Paddock precinct. However broadly the Panel understands this level of confusion but notes there is no '*hard and fast rule*'. The Panel heard from Council that generally the further forward the second storey addition is, the greater its impact on the roof form and visual impact to the street, there is less likelihood of the building being considered as contributory.

Using the threshold measures Council considered 20 Hope Street was not reversible and visually dominant. Ms Peters' evidence that "*the second storey additions have made it difficult to recognise the inter-war bungalow features underneath the oversized second storey.*" On this basis it was considered non-contributory.

The Panel has some difficulty with this approach. In both examples cited above the original form is clearly present; it presents as an old dwelling that has had a more recent extension. The implication for 20 Hope Street is clear; there would be an expectation that a non-contributory place could be demolished and replaced with a more modern structure with little or no character of the era of significance. The Panel questions whether this is a better outcome compared to the retention of a place which clearly retains some character of the era. Ultimately it is a balancing act which results in most of the housing in each precinct being considered contributory, thus supporting the purposes of the Heritage Overlay.

(iii) Conclusion

The Panel concludes, as best as possible, there should be some consistency in classifying heritage places with rear second storey extensions.

4.11 Non-contributory places in a heritage precinct

(i) The issue

The issue is whether it is appropriate to apply the Heritage Overlay to non-contributory places within a heritage precinct.

(ii) Submissions

Some submitters had a sliding scale of requests for their properties. The first request was the removal of the Heritage Overlay and the second was identifying the property as non-contributory if the first request was not supported. The first matter is addressed in the precinct chapters.

Council submitted that it was expected some properties would be classed as non-contributory in a broad precinct which is envisaged by PPN01. The design guidelines for each precinct would allow for the demolition of a non-contributory building but its replacement would need to be carefully considered to ensure its form and scale was appropriate and neighbouring contributory properties were protected.

Council cautioned the Panel in removing non-contributory properties from heritage precincts.

(iii) Discussion

The Panel has two considerations on this issue.

The more general one is whether non-contributory properties should have the Heritage Overlay applied. Generally, this is supported. The removal of non-contributory properties well within a precinct boundary would create inliers with no heritage controls potentially surrounded by properties with heritage significance. The Panel considers this would undermine what is sought to be protected and it is appropriate to have control over a non-contributory property.

The second consideration is whether non-contributory properties on the periphery of precinct should have the Heritage Overlay applied. The Panel raised this on the last day of the Hearing as a matter it was considering and provided some examples in the Tottenham precinct. It noted Council seemed to retain the Heritage Overlay for peripheral non-contributory properties in some precincts (such as the Tottenham precinct) and in others its approach was to remove them from the Heritage Overlay (such as the Summerhill Road precinct). Using the Tottenham precinct as an example, it seemed that relatively recent development justified the non-contributory status. The likelihood of significant further development was therefore limited.

The Panel is generally comfortable where recent development has occurred that the application of the Heritage Overlay to non-contributory properties at the periphery of a precinct be reviewed. This is considered in the precinct chapters.

Whether the NRZ should be retained if the Panel recommended the deletion of the Heritage Overlay is considered in Chapter 3.4.

(iv) Conclusion

The Panel concludes the Heritage Overlay should be:

- retained for non-contributory properties well within a precinct boundary
- reviewed for non-contributory properties at the periphery of a precinct.

4.12 Local heritage grants scheme

(i) The issue

The issue is whether Council should establish a local heritage grants scheme.

(ii) Submission and discussion

Some submitters referred to PPN01 which states:

> 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.

Council is currently considering whether to introduce a local heritage grants scheme. It retains a heritage adviser service. The Panel does not have the ability to recommend its establishment as it is not within the ambit of the Amendment but notes many other Council have a local heritage grants scheme or low interest loans to support the community in addition to other methods it uses to help property owners.

4.13 Relationship to interim heritage controls

The interim heritage controls introduced by Amendment C173mari apply to all areas covered by this Amendment, other than the 16 properties that were initially or subsequently (via Amendment C175mari) removed from the controls. These properties were removed from the interim controls as approvals for demolition or alterations had already been issued by the Council and the

introduction of the controls would otherwise have required an additional approval to have been obtained for demolition.

In some cases, the approvals issued prior to the introduction of the interim controls were for buildings that are considered contributory under this Amendment. It appears that some of the approvals that were obtained prior to the introduction of the interim controls have not been acted upon. The Panel understands that Council intends to apply the permanent heritage controls introduced with the approval of this Amendment to these properties, and that any future changes proposed to these properties will be considered under the provisions of this Amendment. In this case any approvals previously obtained will not necessarily be considered favourably for approval under the Heritage Overlay. This may be a matter that the Council considers conveying to those affected by this circumstance.

5 Bottomley's Paddock Inter-war and Post-war Residential Precinct (H0211)

Exhibited statement of significance

What is significant?

Bottomley's Paddock Inter-war and Post-war Residential Precinct has a high proportion of original Inter-war and Post-war dwellings which impart a homogenous suburban character to their streetscapes. The free-standing gabled or hip-roofed weatherboard bungalow with front verandah or porch in a garden setting with side drive represents the precinct's dominant house type. These are interspersed with a smaller number of brick variations of these houses as well as a corner shop-house, all modestly built in the popular styles that typify the bungalow as it evolved through the inter-war and post-war periods. A number of Housing Commission of Victoria houses exist in Wellington Street and these illustrate the post-war housing crisis and the new development of public housing in the area. The following elements contribute to the significance of the precinct:

Inter-war (c.1915-1940)

- Single storey, dominant single or double gable frontage perpendicular to the street and frequently asymmetrical in massing, or hipped roof with gable projecting on one side of the main roof.
- Occasional pyramidal hipped roof form.
- Gables typically decorated with strapping, roughcast render or patterned pressed metal, timber shingles, timber vent sometimes in gable apex.
- Roof clad with corrugated iron, unglazed or glazed terracotta tiles, or sheets of pressed metal simulated tiles, some with textured surface. Exposed rafters extending from eaves.
- Verandah is a feature of the house front, often recessed under the main gable or sloping roof, or under its own flat roof. Sometimes trimmed with timber fretwork. Supported by timber posts, face brick or rendered piers on half-walls, or cast concrete classical-inspired columns in full length or resting on piers. Geometric brick motifs on rendered half-walls.

- Late 1930s verandahs/porches and facades often include revivalist Spanish Mission, Old English or Classical features - pointed/curved arches, barley twist columns, patterned brickwork and other decorative elements.
- Windows are timber-framed with casement or sash openings, often tripartite in form with curved glazing bar to fixed middle pane, sometimes multi-panes or leadlight in upper lights, occasional front bow or bay window with shingled apron. Some with flat canopy or awning over windows. Occasional small picture window in diamond or square shape on house facade.
- Weatherboard walls, V- notched timber boards occasionally below window level and shingles below projecting bow windows.
- Weatherboard side walls with conite fabric imitating rendered façade (associated with late 1930s).
- Tall, square red brick chimneys are frequent, occasionally in pairs.
- Red brick or rendered walls (less common).
- Fences and gates are typically low in height: Woven wire or steel chain mesh on timber or pipe rails, or timber battens on timber frame. Low brick wall and wrought iron gates (associated with 1930s)
- Dual concrete driveway strips with lawn centre panels leading to a rear garage.
- Garden setting with consistent front and side setbacks.
- Californian bungalow house with stepped parapet shopfront attached on Palmerston Street corner with cantilever verandah and central entrance.

Post-war Austere houses (c.1940-c.1950)

- Single storey free-standing, asymmetrical L-shaped plan with hipped roof form. Typically double or triple-fronted. One example with ‘waterfall’ front with rounded instead of squared corners.
- Small porch in “L” alcove under slope of hipped roof or under separate concrete slab or timber flat hood. Metal pole, timber, wrought iron, or brick pier supports.
- Front doors often face to the side of the house.
- Roofs clad with glazed terracotta tiles, concrete tiles, corrugated iron or sheets of pressed metal simulated tiles, some with textured surface.
- Undecorated weatherboard walls, or dichromatic, variegated cream or clinker brickwork, tapestry brick detailing.
- Prominent chimneys in red or cream brick, some with curved tops.
- Timber framed tripartite sash windows, typically with transoms to emphasise horizontal, functional lines in favour of decorative curves. Some houses incorporate timber framed corner windows.
- Low front fences and driveway gates: Steel chain mesh on timber or pipe rails, timber batten on timber frame, low brick wall incorporating wrought iron trim, wrought iron gates.
- Dual concrete driveway strips with lawn centre panels leading to a rear, single garage, some in same brick as house.
- Garden setting with consistent front and side setbacks.

Housing Commission of Victoria houses (late 1940s - early 1950s)

- Single storey, free-standing, typically asymmetrical with transverse gable parallel to the street, some have small projecting gable to front.
- Unadorned weatherboard walls.
- Pitched roof clad with glazed terracotta tiles.
- Front slope of the roof incorporates a small enclosed porch at the front of the house.
- Timber framed sash windows, with transoms to emphasise horizontality. Timber framed corner windows.
- Prominent red brick chimney is a feature of the front or side elevation.
- Low front wire fence and driveway gates. Simple steel chain mesh or horizontal timber board fence.
- Side driveways.
- Garden setting with a larger setback from the front and side setbacks.

Post-war Brick Veneer (c.1940-c.1965)

- Single storey, in double, triple or quadruple-fronted variations of asymmetrical L-shaped plan.
- Hipped, medium-pitched glazed terracotta roofs.

- Verandahs slightly raised along the house front, sometimes with timber pergola or porch with concrete, curved flat hood. Concrete floor and steps, and occasionally tiled.
- Cream brickwork, or (later) salmon coloured (wire-cut) brickwork. Contrasting manganese brick string courses, window sills, and detailing variously around windows, chimneys, fence tops.
- Prominent chimneys, some with curved 'waterfall' tops or other shaped finishes.
- Large steel-framed, street-facing casement windows, including some as corner windows.
- Decorative wrought ironwork used for fence trims, gates, front veranda/porch railing and supports, and for details such as house numbers or names.
- Low brick front fence in matching brick colour with castellated top or manganese coping and slightly raised piers.
- Concrete driveways, or drives with concrete treads and lawn centre strips. Integrated, brick single-car garage sometimes attached to side of house.
- Consistent front and side set-backs.

Post-war Migrant houses (c.1955-c.1975)

- Hipped, medium-pitched glazed terracotta roofs. Double, triple and quadruple-fronted variations of asymmetrical L-shaped plan. • Brick fabric with terracotta roof tiles.
- Terrace or veranda, to front featuring paving/tiles.
- Large aluminium-framed windows.
- Classical references.
- Conspicuous use of concrete and/or terrazzo for gardens and patios.
- Prominent front fence in a variety of styles.

How is it significant?

Bottomley's Paddock Inter-war and Post-war Resdiential Precinct is a local historic, architectural (representativeness) and aesthetic significance to the City of Maribyrnong.

Why is it significant?

Bottomley's Paddock Inter-war and Post-war Residential Precinct is significant for illustrating two key phases in the development of West Footscray. Street names and street patterns dating from the 1850s and remnants of infrastructure throughout the precinct are historically important for documenting a series of failed speculative subdivisions for early residential estates. The precinct's streets of Inter-war and Post-war houses are significant for marking the important phase in Footscray's history when the suburb was fuelled by waves of industrial expansion, population growth, migration and a subsequent boom in residential construction. (Criterion A)
Bottomley's Paddock Inter-war and Post-war Residential Precinct reflects the popular ideal of the detached small suburban bungalow house in a garden setting and the rise in car ownership which became increasingly achievable in working class Footscray as the district expanded in the twentieth century. The bungalow style houses built by the Housing Commission of Victoria in Wellington Street are significant as they document the beginning of public housing provision in the area. (Criterion A)
Bottomley's Paddock Inter-war and Post-war Residential Precinct is significant for its largely homogenous streetscapes characterised by a variety of predominantly intact Inter-war and Post-war houses, which exhibit a representative range of styles, decorative features, materials and innovations within the clearly identifiable form of the suburban bungalow. The occurrence of several identical designs attests to many sharing the same builder or contractor. (Criterion D)
Bottomley's Paddock Inter-war and Post-war Residential Precinct's scattering of double and triple-fronted brick veneer houses built or modified by post-war migrants are representative of a visually definitive style which interprets an Australian vernacular architecture. (Criterion D)
Bottomley's Paddock Inter-war and Post-war Residential Precinct is aesthetically distinctive for the visual qualities of its streetscapes of bungalow style houses which is expressed in their setting and unity, scale, variety, texture, fabric and form complemented by nature strips and street trees. (Criterion E)

5.1 Post exhibition changes

The following post exhibition changes were made:

- After Council considered the Amendment submissions it resolved to abandon the Heritage Overlay and the NRZ for the western part of Napoleon Street (Nos. 37-65 and

46-84). This was based upon the extent of demolition, redevelopment and new built form that had occurred in this part of Napoleon Street.

- Re-classify 38 Napoleon Street, 16 and 34 Tucker Street, 5 Palmerston Street, 24 Hope Street, 32 Wellington Street and 4 View Street to non-contributory.
- Update the Heritage Study to reflect these changes.

5.2 The issues

The issues are whether:

- the precinct meets the threshold for local heritage significance to justify the application of the Heritage Overlay
- the precinct boundary is appropriate.

It is an Inter-war and Post-war precinct so there is a mix of bungalows, austere housing, public housing, 1960's and 70's brick dwellings and more contemporary buildings. Although not referred to as sub-precincts, there are six notable smaller areas:

- Napoleon and Wellington Streets
- Hope, Barton, Stanley and View Streets
- Palmerston Street
- Molesworth Court
- Tucker Street
- Wallace Street.

The Panel discusses these 'sub-precincts' after threshold issues are addressed.

5.3 Threshold criteria

(i) Evidence and submissions

The statement of significance for the Bottomley's Paddock precinct states the precinct meets the threshold for Criterion A, D and E.

Council submitted Criterion A was met on the following basis:

- street names and street patterns are historically important for documenting a series of failed subdivisions for early residential estates
- small detached suburban bungalows in a garden setting and housing commission in Wellington Street documents the beginning of public housing in the area.

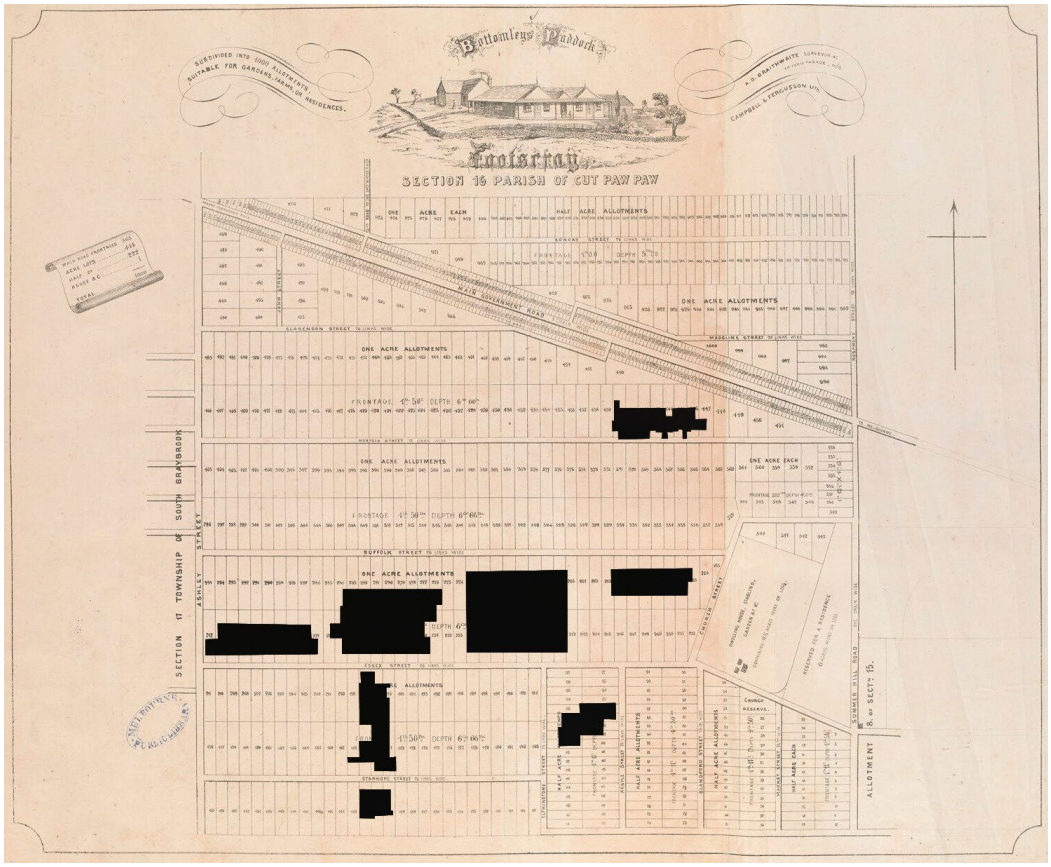
It was the evidence of Ms Peters that the threshold for Criterion A was met as "*street names and street patterns dating from the 1850's document a series of failed speculative subdivisions for early residential estates*."

The owner of 68 Wellington Street, West Footscray compared the Bottomley's Paddock subdivision of the 1850's to what is present today and noted:

- Wellington Street did not exist
- Napoleon Street did not exist
- Hope, Barton, Stanley, Palmerston, Wallace, Tucker and View Streets did not exist
- the only streets that existed were ones not the subject of this Amendment (that is 'Summer Hill' Road, Church, Essex and Suffolk Streets)
- lots were mostly 4046sqm (one acre) lots whereas the average now would be approximately 480sqm.

He provided a handy overlay of the Bottomley's Paddock precinct against the Bottomley's Paddock subdivision plan in demonstrating the weak link to it (refer to Figure 6). The blackout areas show the Bottomley's Paddock precinct.

Figure 6 Bottomley's Paddock with proposed precincts areas overlaid



Source: Submission of the owner of 68 Wellington Street

In its Part C submission Council responded, "*the fact that the current street layout does not precisely reflect the street layout of the 1850's subdivision does not diminish the ability of Criterion A to be met*."

Ms Peters responded in cross examination that "*the significance of the failed subdivision is that it gave rise to the streets and housing in the Bottomley's Paddock area that survive today.*"

As the failed subdivision justifies the geographic application of this precinct the Panel asked Council how it should be referred to if the Panel found it did not meet the threshold required for Criterion A. In its Part C submission Council submitted that "*it does not mean that the balance of Criterion A, Criterion D and Criterion E are not met*" and "*there is no reason why the name cannot be retained. If, however, the Panel recommends that the component parts of HO211 be 'split', it could be acceptable to name the precincts by their street name.*"

(ii) Discussion and conclusion

As advised at the Hearing, the Panel had some difficulty in understanding how significance could be attributed to a failed subdivision. The owner of 68 Wellington Street considered there is little resemblance to the current street layout and Council considered it did not match it "with

precision". The Panel notes that the current streets that were created and named in the 1850s subdivision are not part of this Amendment.

The Panel considers there should be at least some resemblance to today's composition, but there is not. The fact it was a failed subdivision does not make it remarkable and does not make it important to the course or pattern of our cultural or natural history (Criterion A). The Panel notes though, that while failed or speculative subdivisions are mentioned in section 9.2 of the thematic history, there is no reference to this part of West Footscray. Braybrook, Maidstone and Yarraville are mentioned.

The Panel finds that Bottomley's Paddock subdivision is not an important part of Maribyrnong's thematic environmental history as there is very little resemblance to what exists today. The Panel finds the link is weak and considers a suitable threshold for Criterion A for street patterns has not been met for the Bottomley's Paddock precinct. The Panel therefore concludes the statement of significance, citation and Heritage Study should be reviewed to reflect this.

The Panel is generally comfortable that a threshold has been met for the balance of Criterion A, Criteria D and E subject to its findings in the following streets.

As discussed in Chapter 3, the Panel has concern with the era of significance for Bottomley's Paddock spanning 40-50 years and its tendency to capture development as examples of that era, and not ones that were of importance as required by Criterion A. Of the six areas, the Panel considers there should be a distinction between single era areas and ones that cover both Inter and Post-war.

The single era streets are:

- Napoleon Street and Wellington Streets Post-war
- Palmerston Street Inter-war
- Tucker Street Inter-war
- Wallace Street Inter-war

The dual era streets are Hope/Barton/Stanley/View Streets and Molesworth Court.

Creating this separation expresses the growth of Maribyrnong is a clearer way than as a collective group. Otherwise, one could be excused for thinking that all areas span both eras as this is how the precinct is titled. For the sake of efficient referencing, Bottomley's Paddock should be retained as the name of the precinct instead of referring to individual street precincts. However, it should be made clear in the text of the statement of significance that it comprises several individual sub-precincts of specific eras of significance. A re-drafting of the statement of significance, citation, heritage design guidelines and, if considered necessary, the Heritage Study would be required.

In this chapter the Panel has recommended the removal of Napoleon and Wellington Streets from the Heritage Overlay, so this does not apply to these streets.

(iii) Recommendation

The Panel recommends:

Amend the Bottomley's Paddock precinct statement of significance to:

a) delete 'street patterns and speculative subdivision' as justification for the Heritage Overlay in respect of HERCON Criterion A and reflect this in all Amendment documents, where relevant

b) refer to the following sub-precincts:

- **Palmerston Street Inter-war Residential Precinct**

- **Tucker Street Inter-war Residential Precinct**
- **Wallace Street Inter-war Residential Precinct**
- **Molesworth Court Inter-war and Post-war Residential Precinct**
- **Hope to View Streets Inter-war and Post-war Residential Precinct.**

5.4 Comparative analysis

The only comparative heritage precinct with the Heritage Overlay currently applied is the Queensville Estate (HO8). Others mentioned are the subject of this Amendment. As discussed in Chapter 3 the Panel places greater weight on precincts currently in the Heritage Overlay as they have been deemed to meet the requisite threshold.

The Bottomley's Paddock citation states that the Queensville Estate and Bottomley's Paddock precincts both retain their nineteenth century plan. The Panel, in the case of the Bottomley's Paddock precinct, has found this is not true.

The Panel inspected the Queensville Estate and noted it was an Inter-war precinct with more integrity than the Bottomley's Paddock precinct with a higher consistency of contributory places with only a few non-contributory places. The Panel considers the Queensville estate does not provide a suitable comparator and distinguishes itself further from Bottomley's Paddock precinct as it is significantly more intact and of a single era.

5.5 Napoleon and Wellington Streets

(i) Post exhibition changes

Council resolved to remove 37-65 and 46-84 Napoleon Street between Ashley and Brunswick Streets from the Heritage Overlay.

The following submitters objected to the application of the Heritage Overlay in the area to be removed from the Heritage Overlay:

- Submitter 21 47 Napoleon Street
- Submitters 44 and 45 45 Napoleon Street
- Submitter 124 52 Napoleon Street
- Submitter 133 53 Napoleon Street
- Submitters 141 and 150 51 Napoleon Street
- Submitter 195 62 Napoleon Street

Ms Peters submitted the "*proportion of contributory and non-contributory properties is now too low (due to demolition and new construction) to provide a cohesive and readable streetscape and heritage values.*" Ms Peters supported the removal of the Heritage Overlay from this part of Napoleon Street.

The Panel supports this outcome and the deletion of the NRZ2.

Council supported the recommendation of Ms Peters to re-classify 28 and 50 Wellington Street and 38 Napoleon Street as non-contributory. The Panel supports this.

(ii) Evidence and submissions

The following submitters objected to the retention of the Heritage Overlay for the balance of Napoleon and Wellington Streets:

- Napoleon Street Submitters 96, 97,102, 143, 170, 179 and 185

- Wellington Street Submitters 59, 81, 84, 85, 92, 100, 117, 119, 125, 138, 151, 162, 164, 190 and 195.

Generally, the issues raised were the lack of heritage value and lack of intactness. Other issues raised were increased costs and poor quality of dwellings which the Panel has addressed in Chapter 4 and does not address further here.

Figure 7 and Figure 8 show some of the properties the subject of objections in Napoleon Street.

Figure 7 7 Napoleon Street, West Footscray

Source: Panel photo

Figure 8 16 Napoleon Street, West Footscray

Source: Panel photo

Figure 9, Figure 10, Figure 11, Figure 12 and Figure 13 show some of the properties which are the subject of objections in Wellington Street.

Figure 9 31 Wellington Street, West Footscray

Source: Peters evidence statement

Figure 10 61 Wellington Street, West Footscray

Source: Peters evidence statement

Figure 11 62 Wellington Street, West Footscray

Source: Peters evidence statement

Figure 12 68 Wellington Street, West Footscray

Source: Peters evidence statement

Figure 13 76 Wellington Street, West Footscray

Source: Peters evidence statement

It was the evidence of Ms Peters that the balance of Napoleon Street and Wellington Street retained enough contributory places for the Heritage Overlay to be retained.

(iii) Discussion

The balance of Napoleon Street between Brunswick Street and Richelieu Street has 37 properties, of which 32 are considered contributory. The Heritage Overlay is applied in two halves in Wellington Street, to the east and west of Brunswick Street. It covers 35 properties in both the east and west. There are 11 non-contributory properties in Wellington Street.

The Panel considers the balance of Napoleon and Wellington Streets is compromised by a lack of consistency, a relatively high level of non-contributory properties compared to other streets in the Bottomley's Paddock precinct, varied built forms and styles of housing to such a degree that a suitable threshold has not been met for local heritage significance.

Even though the streets are all post-war housing there is a clear mix of austere, brick veneer, housing commission and limited migrant housing. While the Panel understands Council's position that it is this variety that makes the collection of streets significant, there is no clear distinction or flow from one era of housing to another. This lack of consistency is demonstrated by only a few contiguous houses being of the same style interspersed with either another style considered significant or non-contributory housing. This variety is typical in many suburban streets potentially in Maribyrnong and many middle ring suburbs of Melbourne, and not of such significance to meet the threshold for the Heritage Overlay. This variety in built form from the 1950's to 1970's are examples of the post-war era of significance, but of insufficient importance as a precinct to justify the Heritage Overlay. There is also variety in building materials, roof forms and setbacks that demonstrate a lack of consistency and a lack of cohesiveness in the precinct. It is this variety in all these respects, not its consistency, that errs against the application of the Heritage Overlay.

The Panel considered the retention of the NRZ to manage redevelopment as it occurs over time in Wellington and Napoleon Streets. However, this would be inconsistent with Council's clear justification for its use when the provisions of PPN91 are considered. As the Panel has found the Heritage Overlay has not been justified it then does not support the retention of the NRZ. If Council considers there is a need to provide further development guidance for these streets it could consider another built form control such as the Design and Development Overlay.

At 79-83 Wellington Street are former Housing Commission properties which form the western bookend of Wellington Street. The Panel understands this is the first Housing Commission accommodation to be protected for its heritage values in Maribyrnong which reflects a theme in the thematic environmental history for Bottomley's Paddock (Section 9.6.4) and "*are significant as they document the beginning of public housing provision in the area.*" This is limited to West

Footscray and the Panel was not informed of other suburbs that may have what is considered as significant public housing. On inspection it seemed 81-85 Wellington Street were reasonably intact, but 79 Wellington Street had been modified. Outwardly they are bland buildings on the periphery of a precinct and not of such significance to warrant the Heritage Overlay as a smaller precinct, due to the limited number of properties and modifications that had been made to one of them.

There was significant opposition to the inclusion of Napoleon and Wellington Streets in the Heritage Overlay however many of these submissions were property-specific and did not take a wider view. The Panel has addressed many of the issues that were made by submitters in Chapter 4 and restricted its consideration to whether the Heritage Overlay was sufficiently justified.

On balance the Panel does not believe the Napoleon and Wellington Streets have met a suitable threshold to justify the application of the Heritage Overlay.

(iv) Recommendations

The Panel recommends:

Delete the Neighbourhood Residential Zone and the Heritage Overlay from all properties in Napoleon Street and Wellington Street and reflect this in all Amendment documents, where relevant.

5.6 Hope, Barton, Stanley and View Streets

(i) Evidence and submissions

The owner of 8 View Street, West Footscray (Figure 14) considered the dwelling should be classified non-contributory and contrasted this with 4 View Street (Figure 15) which was also considered contributory. Council agreed the brown brick dwelling at 4 View Street was non-contributory as it was constructed in 1985, well outside the era of significance.

The owner of 3 Hope Street, West Footscray (Figure 16) requested the property be non-contributory due to the rear second storey addition and contrasted this with similar extensions at 20 Hope Street and 34 Tucker Street. Ms Peters considered "*the house continues to be well defined by its original Hansen-style inter-war design. Other houses in the street such as 8 and 20 Hope Street are not contributory because the second storey additions have made it very difficult to recognise the original inter-war bungalow features underneath the over-sized second storey.*"

With the demolition of the house at 24 Hope Street Council agreed it should be listed as non-contributory but disagreed with the owner of 12 Brunswick Street, West Footscray that it be removed from the Heritage Overlay due to contributory places either side.

The owner of 17 Barton Street, West Footscray (Figure 17) had progressed development plans for a replacement dwelling which halted due to COVID -19 and the interim heritage controls. The submission focussed on building and maintenance issues with the current dwelling, that a new roof would not be permitted. Council clarified that a like-for-like replacement roof could be considered as routine maintenance and be exempt under Clause 43.01.

Figure 14 4 View Street, West Footscray

Source: Panel photo

Figure 15 8 View Street, West Footscray

Source: Panel photo

Figure 16 3 Hope Street, West Footscray

Source: Panel photo

Figure 17 17 Barton Street, West Footscray

Source: Panel photo

(ii) Discussion and conclusion

This block of 4 parallel streets has a mix of Inter-war and Post-war housing. All streets have a high level of intactness.

Individually View Street is predominantly intact single storey Inter-war housing overlooking a local park (Johnson Reserve) to its east. The Panel agrees with Council that 4 View Street should be non-contributory.

Stanley Street has mainly intact Inter-war housing with some Post-war housing and non-contributory places. During the inspection the Panel noticed the dwelling on 24 Stanley Street had been demolished. This property should be classified as non-contributory.

Barton Street is mainly Inter-war housing with some Post-war housing. There are no non-contributory places, so the street has a high level of intactness. The Panel agrees with Council's assessment of the submission from the landowner of 17 Barton Street in regard to a potential roof replacement.

Hope Street is mainly Inter-war housing with some Post-war housing. Apart from 1, 8 and 20 Hope Street the street presents as relatively intact bungalow housing. The Panel agrees that 3 Hope Street should still be considered as contributory, noting the Panel has discussed this matter in Chapter 4.

As a collective block of four streets the Panel considers it has relatively intact housing with very few non-contributory properties. The Panel supports the application of the Heritage Overlay.

(iii) Recommendations

The Panel recommends:

Re-classify 4 View Street, West Footscray and 24 Stanley Street, West Footscray as non-contributory places in all Amendment documents, where relevant.

5.7 Palmerston Street

(i) Evidence and submissions

Palmerston Street extends from Essex Street in the north to south of Stanhope Street. The Heritage Overlay is applied to both sides of the street for those properties with direct frontage. It contains 43 properties and comprises mainly inter-war single storey timber bungalows with some post-war housing and a corner store.

In response to the owner of 5 Palmerston Street, West Footscray, Ms Peters recommended 5 Palmerston Street be removed from the Heritage Overlay as it has recently been redeveloped. Council concluded it should be retained in the Heritage Overlay but be classified as non-contributory.

The owner of 13 Palmerston Street, West Footscray (Figure 18) considered the property should not be in the Heritage Overlay. Ms Peters confirmed it was built between 1940 and 1945 and "*is a relatively intact transitional war/post war style, weatherboard house with an intact tile roof and windows and porch detailing. It is contributory to the precinct because it illustrates an important period in the history of the municipality when the population was booming and it also marks a transition between the earlier Inter-war houses in the area and the later Post-war designs.*"

Figure 18 13 Palmerston Street, West Footscray

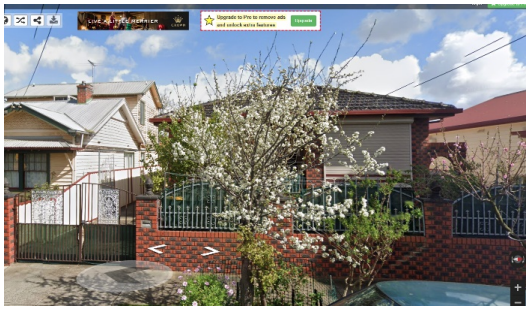
Source: Ms Peters evidence statement

(ii) Discussion and conclusion

The Panel considers this is a predominantly Inter-war precinct. It agrees with Ms Peters there is some transitional housing such as 13 Palmerston from the period 1940-45. However, this street does not contain any later housing of any significance, although two brick dwellings from what seems to be the 1970s to 1980s at 16 (Figure 19) and 35 (Figure 20) Palmerston Street are listed as contributory. Even though they are part of the broader inter and post war Bottomley's Paddock precinct the flavour of this street is distinctly inter-war. The Panel has already expressed concern about the 'continuity' threshold measure and these two properties are good examples where this threshold measure diminishes the significance of this street. These properties should be classified non-contributory.

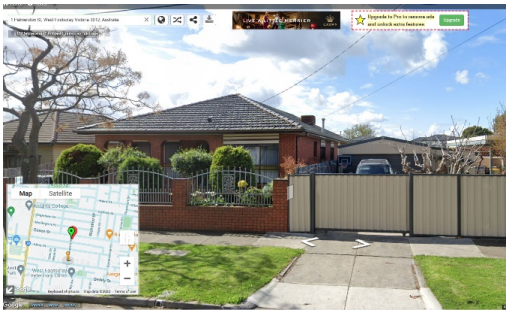
The Panel acknowledges the evidence of Ms Peters that 5 Palmerston Street can be removed from the Heritage Overlay. It is a corner site which limits its interfaces to one contributory place and has new contemporary development. However, the Panel agrees with Council, that it should be retained in the Heritage Overlay as it is a significant corner site and entry to the precinct but be classified as non-contributory.

Figure 19 16 Palmerston Street, West Footscray



Source: Google streetview

Figure 20 35 Palmerston Street, West Footscray



Source: Google streetview

(iii) Recommendation

The Panel recommends:

Re-classify 5, 16 and 35 Palmerston Street, West Footscray as non-contributory places in all Amendment documents, where relevant.

5.8 Wallace Street

(i) Evidence and submissions

Wallace Street has 31 properties with some extending in depth to Burns Street and Norfolk Street. Three properties are identified as non-contributory. It has a mix of Inter-war and Post-war timber and brick housing.

Council advised that since the exhibition of the Amendment 17 Wallace Street had been subdivided as one of the dual street frontage lots to create two small lots at 50A and 50B Norfolk Street. Accordingly, Council requested they be deleted from the Heritage Overlay.

The owner of 33 Wallace Street, West Footscray owns a property at the end the western end of Wallace Street and requested the Heritage Overlay be extended to the neighbouring property at 35 Wallace to ensure any redeveloped respects the heritage values of No. 33.

The owner of 19 Wallace Street, West Footscray considered his property had no heritage value and should be removed from the Heritage Overlay. It was the evidence of Ms Peters that the house was constructed in 1975 and *"demonstrated the continued development of the street's post-war bungalow style villas of the 1950s and 1960s into the 1970s."*

(ii) Discussion and conclusion

Wallace Street has mixed housing across the Inter and Post-war eras and the Panel considers there is a reasonable level of intactness.

The Panel agrees with Council that 50A and 50B Norfolk Street can be deleted from the Heritage Overlay as 17 Wallace Street had already been removed from the interim heritage controls. In this

instance it is also appropriate to delete the NRZ and retain the General Residential Zone as it applies more generally along Norfolk Street.

The Panel has expressed its concerns with the 'continuity' threshold earlier in this Report and considers the application of the Heritage Overlay to 19 Wallace Street is an example of this. The dwelling is brown brick and constructed in the 1970s so should be re-classified as a non-contributory property.

The request of the owner of 33 Wallace Street, West Footscray to extend the Heritage Overlay is beyond the ambit of the Panel as that landowner would not have had an opportunity to respond to this request and it was not exhibited in this Amendment.

(iii) Recommendation

The Panel recommends:

Delete the Neighbourhood Residential Zone and Heritage Overlay from 50A and 50B Norfolk Street, Maidstone and reflect this in all Amendment documents, where relevant.

Re-classify 19 Wallace Street, West Footscray as a non-contributory place in all Amendment documents, where relevant.

5.9 Tucker Street

(i) Evidence and submissions

Tucker Street abuts Johnson Reserve at its western end and contains 33 properties, of which four are non-contributory on its south side.

In response to the owner of 16 Tucker Street, West Footscray (Figure 21) and the owner of 34 Tucker Street, West Footscray Council agreed with Ms Peters there had been significant changes to the places to the point where they should be non-contributory.

The owner of 33 Tucker Street, West Footscray (Figure 22) requested the removal of the Heritage Overlay.

(ii) Discussion and conclusion

The Panel agrees with the reclassification of 16 and 34 Tucker Street.

33 Tucker Street is located at its western end abutting the reserve and the Panel agrees with Ms Peters "*it is a relatively intact, austere and modest post-war bungalow"* and *"is similar to others in the street.*" It should be retained in the Heritage Overlay as a contributory place.

Figure 21 16 Tucker Street, West Footscray

Source: Panel photo

Figure 22 33 Tucker Street, West Footscray

Source: Panel photo

(iii) Recommendation

The Panel recommends:

Re-classify 16 and 34 Tucker Street, West Footscray as non-contributory places in all Amendment documents, where relevant.

5.10 Molesworth Court

(i) Evidence and submissions

Molesworth Court contains inter and post war housing in two distinct halves and comprises 21 properties. The inter-war housing is contained in the front half and the post-war housing is located around the court bowl that the Panel understands replaced tennis courts. 13 and 17 Molesworth Court are non-contributory.

The owner of 15 Molesworth Court, West Footscray requested the property be classified as non-contributory as it has similar features as No. 17 and was built in the 1980's. It was the evidence of Ms Peters that "*post-war migrant housing is a strong theme in West Footscray and reflects an important phase in the history of the municipality.*" Ms Peters confirmed the house was constructed in 1978-79 and it should be retained as contributory.

The owner of 16 Molesworth Court, West Footscray supported the application of the Heritage Overlay to Molesworth Court.

(ii) Discussion and conclusion

There has been some concern over the classification of 15 Molesworth Court as contributory. Ms Peters confirmed it was constructed in the late 1970's, well outside the era of significance for post-war housing. It is flanked on both sides by non-contributory dwellings. The Panel's assessment relates to its concern with the 'continuity' threshold measure as it can draw in housing deemed to be significant even though it is outside the era of significance. The Panel finds 15 Molesworth Court should be non-contributory.

(iii) Recommendations

The Panel recommends:

Agenda Item 9.2 - Attachment 1

Re-classify 15 Molesworth Court, West Footscray as a non-contributory place in all Amendment documents, where relevant.

6 Centennial and Duke Streets Inter-war and Post-war Residential precinct (H0212)

Exhibited statement of significance

What is significant?

The Centennial and Duke Streets Inter-war and Post-war Residential Precinct in West Footscray contains a well-preserved collection of houses which demonstrate important themes in the historical development of West Footscray and its history of quarrying, from the late nineteenth century to the post-WWII years.

The precinct comprises two streets which reflect different subdivision patterns but similar historical processes. Centennial Street is a short street subdivided in the year of Australia's centenary in 1888 for workers' housing. It retains its modest-sized, nineteenth century allotments, gutters and kerbs laid with bluestone pitchers and evidence of rear lanes. All of the weatherboard bungalow houses date to the inter-war and early post-war periods. Duke Street is a small, broader street with nature strips and an unusual street alignment. It was subdivided in the twentieth century and its small number of larger weatherboard and brick houses stand on sizeable allotments subdivided in the twentieth century and display a range of styles from the inter-war and post-war years. The following elements contribute to the significance of the precinct:

<u>Late Victorian streetscape (1888)</u>

Gutters and kerbs laid with bluestone pitchers and evidence of bluestone rear lanes (Centennial Street)

<u>Inter-war bungalows (c.1915-c.1940)</u>

- Single storey free-standing bungalows.
- Hipped and gable roof forms clad with corrugated iron or terracotta tiles; terracotta roof finials (one example); eaves with exposed rafters; detailing in gables, such as half-timbering.

- Simple, square red brick chimneys.
- Prominent verandah under front roof form or separate flat roof; sturdy cement rendered verandah piers or timber posts; rendered half walls, fretted timber friezes.
- Glazed single or double front doors accessed through front verandahs or side entrance through recessed porch identified by an awning or gablet.
- V-notch decoration to front weatherboard walls; block front decoration to front weatherboard wall (one example).
- Timber-framed double-hung sash windows, sometimes fixed centre pane with side sash windows; lead-lighting to window panes; facetted bay window with bow (one example), awnings.
- Front fences constructed of steel wire mesh on metal tube frame; woven wire on timber posts, timber battens.
- Gates manufactured from plain woven wire supported by timber posts.
- Front garden settings with paths to verandahs.
- Driveways with dual concrete wheel treads (Duke Street).
- Nature strips with lawn (Duke Street).

Post-war Austere houses (c.1940-c.1950)

- Single storey, free-standing double and triple fronted weatherboard houses with hipped roofs.
- Small porch in “L” alcove under slope of roof or separate flat hood.
- Roofs clad with terracotta tiles, concrete tiles simulating terracotta, or corrugated iron.
- Undecorated weatherboard walls.
- Prominent chimneys in cream or red brick (Duke Street; chimneys absent in Centennial Street).
- Cream, red brick or rendered porch piers.
- Steel-framed casement windows, metal-framed awning windows; 3-light windows with fixed centre pane and side sash windows.
- Timber-framed front doors with glazing.
- Modest use of wrought iron for gates, verandah grille columns and house numbers.
- Low brick front fences; manganese brick detailing.
- Garages built of cream brick or timber with hinged doors (Duke Street).
- Dual concrete wheel treads with lawn centre strips (some subsequently filled in with concrete) (Duke Street).
- Nature strips with lawn (Duke Street).

Post-war houses (c.1940-c.1965)

- Single-storey free standing houses with triple and quadruple, hipped roof forms; concrete or glazed terracotta roof tiles.
- Prominent brick chimneys with shaped tops.
- Cream brick walls or salmon coloured wire-cut brick walls; manganese brick detailing.
- Large steel framed casement, or aluminium framed sliding windows; corner windows.
- Small porch in “L” alcove.
- Low brick front fences with short brick piers flanking driveways.
- Concrete path curving to front porch, concrete driveway.
- Wrought ironwork used for fence trims, gates, front verandah porch balustrades and posts, and for house numbers.
- Concrete driveways or drives with dual concrete treads and lawn centre strips.
- Matching brick garage.

How is it significant?

The Centennial and Duke Streets Inter-war and Post-war Residential Precinct is of local historic and architectural (representative) significance to the City of Maribyrnong.

Why is it significant?

The subdivision and settlement patterns of both streets are associated with the resurgence of Footscray’s quarrying industry in the late nineteenth century and its transferral to West Footscray, where David Munro and John Robb opened two of the largest quarry holes. The streets help to illustrate the changing fortunes of the stone industry during this period from a large-scale activity central to Footscray’s identity and economy to the closure of the quarries in the twentieth century,

their conversion to rubbish tips and then parklands and the growth of housing on their fringes. (Criterion A)
Centennial Street is distinctive for its historical link to the official celebrations held in Melbourne in 1888 marking the centenary of European settlement in Australia and for the remnants of late Victorian period infrastructure that typify nineteenth and early twentieth century subdivisions. (Criterion A)
The precinct is of architectural (representative) significance for its collection of Inter-war and Post-war residential buildings, which demonstrate a progression of suburban housing styles and ways of living in the twentieth century in their form, scale, materials and setting (Criterion D)

6.1 Post exhibition changes

Council supported the re-classification of 2 Duke Street from contributory to non-contributory as the dwelling had been demolished.

6.2 The issue

The issue is whether the precinct meets the threshold for local heritage significance to justify the application of the Heritage Overlay.

6.3 Evidence and submissions

For Duke Street, comprising eight properties, all five submissions (31, 35, 76, 122 and 196) received opposed the amendment. The exhibited Amendment considered all properties in Duke Street were contributory.

Centennial Avenue comprised 14 properties including two non-contributory places.

The submissions related to whether the threshold for inclusion of this precinct had been met, the intactness and condition of the dwellings, difficulty of incorporating environmentally sustainable features, impacts on the value of the property and insufficient community consultation and support.

The owners of 2 Centennial Street, West Footscray (Figure 23) submitted that Criterion A has not been met in that the quarries referred to in the statement of significance no longer remain. They also contended Centennial Street is not:

- large enough to establish a clear precinct with a strong sense of place
- distinctive enough to be of any heightened significance
- cohesive enough to be especially representative
- unusually intact, with the citation noting various alterations to most.

Figure 23 2 Centennial Street, West Footscray

Source: Peters evidence statement

Figure 24 1 Duke Street, West Footscray

Source: Peters evidence statement

The submitter considered Centennial Avenue was too small and fragmented to tell the story of successive waves of development clarity and the link to Ted Whitten and the 1888 centennial marking 100 years of European settlement do not provide an appropriate threshold for the Heritage Overlay. The submitter also questions how such a variation in housing types can be included in the one precinct.

The owner of 1 Duke Street, West Footscray (Figure 24) stated that Duke Street is not:

- a homogenous streetscape as it exhibits three housing styles which are inter war, post war austere and post war brick veneer
- visually cohesive nor show characteristics of historical culture.

The submitter considered they are houses of their time and do not tell a story about any historical event. The submitter noted that 1 Duke Street is physically removed from the streetscape being the only property on the south side of the street and screened by a double carport.

The owner of 14 Duke Street, West Footscray said Duke Street does not meet the 80 per cent threshold.

In response to submissions Ms Peters, said Melbourne Metropolitan Board of Works Plan No.172 (circa 1929) shows Centennial and Duke Streets' direct historical association with two of Footscray's largest quarries with both streets formerly abutting the land surrounding the large pits, opened by David Munro and John Robb. In response to the variation of house types and size of precinct Ms Peters considered that:

- the precinct streetscape combining variations of both bungalow and austere styles contributes to the character of West Footscray which reflect the suburb's increased prosperity and social changes during the Post-war period
- the illustration of historical development in the fabric of the streets that gives the precinct its heritage significance
- the size of the precinct is irrelevant and there is no minimum size for a precinct, and no planning issues with a non-contiguous precinct.

6.4 Discussion and conclusion

The Panel notes the reference to Ted Whitten is in the citation but not in the statement of significance, which is to be an incorporated document in the Planning Scheme. Based on this the Panel does not give any specific weight to his relationship to Centennial Street.

The relationship of the quarries and its operators is restricted to basic geography. There is no other special or important relationship between the quarries that were then used as rubbish tips and then converted to public open spaces, and the surrounded residential areas. A strip of residential housing south of Wattle Street separates Duke Street from the former quarry which diminishes the quarries relevance even further. The Panel notes this circumstance is common to many other inner urban municipalities. The Panel does not consider a suitable threshold has been met for Criterion A for Duke Street.

Similarly, giving a level of importance to a street named in honour of a centenary and its remnants of early infrastructure to a single street is a weak association. The Panel does not consider an appropriate threshold has been met for Criterion A for Centennial Street.

The era of significance is both Inter-war and Post-war and include, Inter-war bungalows (1915-1940), Post-war Austere houses (1940-1950) and Post-war houses (1940-1965). The Panel considers applying a 50-year era of significance to two small streets is reflective of the variety in the streets, not its important heritage values, resulting in a lack of cohesion and intactness. The

Panel agrees with Ms Peters that a precinct may comprise the sum of smaller non-contiguous areas, but in this circumstance, the relationship between the two streets is weak. Its importance must be established by more than just geography and retained remnant infrastructure. Duke and Centennial Streets are not contiguous and the complex street pattern of the area between the two streets makes it difficult to appreciate it as a precinct. If anything, Centennial Street, comprising mainly Inter-war housing, has more relevance to the Hansen precinct of the same era and located just to its south. The statement of significance, other than the fact that they were close to a former quarry, does not, in the Panels view, establish a strong basis for these two very small and different streets to be considered as a precinct.

Overall, the Panel considers a suitable level of importance has not been demonstrated and an appropriate threshold has not been met for the application of the Heritage Overlay for this precinct.

Notwithstanding the above, if Council resolves to retain the Heritage Overlay, 2 Duke Street should be removed from the Heritage Overlay and retain its current General Residential Zone. The Panel agrees it is non-contributory as the dwelling has been demolished but it is also located at eastern end of Duke Street, surrounded on three sides by land in the General Residential Zone.

6.5 Recommendations

The Panel recommends:

Delete the Neighbourhood Residential Zone and the Heritage Overlay from all properties in Duke Street and Centennial Street, West Footscray and reflect this in all Amendment documents, where relevant.

7 Hansen Inter-war Residential Precinct (H0213)

Exhibited statement of significance

What is significant?

The Hansen Inter-war Residential Precinct in West Footscray, consists exclusively of modest weatherboard Californian bungalow houses in an inter-war period subdivision, built by local builder and timber mill owner, Anders Hansen, at the peak of West Footscray's 1920s housing boom. The subdivision pattern is characterised by regular allotment sizes, free-standing houses in garden settings with consistent front and side setbacks, and single side driveways with dual concrete wheel strips leading to a rear garage. Anders Park was created by Hansen as an almost private children's playground and park for the residents at the rear of Hansen Street with narrow pedestrian walkways as access. The following elements contribute to the significance of the precinct:

Inter-war Bungalows (1928-1939)

- Consistent front and side setbacks.
- Large gable roof, facing or parallel to the street, or hipped roof with projecting gable. Some roofs in pyramidal form. One example of a jerkin head roof. Roof cladding typically of corrugated iron, terracotta tiles, concrete tiles, or metal simulated terracotta tile sheeting with wide eaves with exposed rafters.
- Detailing to gable ends, such as shingling, half-timbering, brackets, textured pressed metal and batten and weatherboard finishes. • Simple, square red brick chimneys, and taller chimneys to the side of houses.
- Intact weatherboard walls with V-notching and shingle finishes to front elevations.
- Faux concrete conite facades.

- Deep verandahs or enclosed porches (late 1930s houses), some with stepped corners and low walls. Sturdy cement rendered and painted piers. Tudor Revival features, such as low pointed arches. Tapestry brick detailing. Short, moulded concrete columns (twisted, fluted, classical) or timber posts supporting verandah roofs.
- High waisted timber panel front doors with light features and sidelights.
- Windows with facetted bays and bows, some with a flat roof and exposed rafters. Some with lead lighting and awnings with fretted brackets.
- Timber box-framed casements and double-hung sashes. Three-light windows with fixed centre pane and side sashes. Curved horizontal bar (transom) in centre window lights. Lead-lighting in geometric and swag patterns in upper lights. Small picture windows.
- Low front fences constructed of brick, rendered brick, woven wire, steel mesh or battens/pickets with matching gates, some examples made of wrought iron.
- Gates made of wire fabric (sometimes with ornamental scrollwork on top) or wrought iron.
- Front garden settings and paths curving across lawns to verandahs.
- Driveways with dual concrete wheel treads and lawn centre strips.
- Bluestone pitchers to street kerbing and gutters.
- Nature strips with plantings, including a small number of Australian native trees.

How is it significant?

The Hansen Inter-war Residential Precinct in West Footscray is of local historical, architectural (representative) and aesthetic significance to the City of Maribyrnong.

Why is it significant?

The Hansen Inter-war Precinct is of historical significance as a strong expression of West Footscray's rapid growth in the 1920s and 1930s. The increasing prosperity of the suburb's workers is illustrated by the continued growth in the suburb and improvements in worker housing. (Criterion A)
This cohesive precinct of modest weatherboard houses is representative of the popularity and appeal of the freestanding Californian Bungalow in its various styles. The houses illustrate the ubiquity of home and car ownership as a suburban ideal during the inter-war years. (Criterion D)
The precinct physically exemplifies the land developing and house building enterprise of former Footscray councillor and local contractor and timber mill owner, A.M. 'Andy' Hansen. Hansen's affordable, 5-room, weatherboard bungalows progressed and transformed Footscray's streetscapes. The precinct is significant as a record of Hansen's standardised approach to house construction using low-cost materials and designs that could offer a variety of features applied to the bungalow form. The provision of generous streetscapes and a private park for residents adds to the significance. (Criterion A)
The precinct is aesthetically distinctive for the homogenous character of its bungalow forms and the rhythmic pattern of their variations expressed in Californian, Tudor-revival, Mediterranean and Colonial styles. (Criterion E)

7.1 The issue

The issue is whether Hansen Reserve should be included in the Heritage Overlay.

7.2 Evidence and submissions

One submission was received for this precinct. The owner of 71 Hansen Street, West Footscray supported the Amendment but requested Hansen Reserve be included in the Heritage Overlay.

Council considered including Hansen reserve in the Amendment was beyond its scope.

7.3 Discussion and conclusion

The Amendment includes Anders Park in the Heritage Overlay at the rear of properties fronting Hansen Street. This is considered appropriate as it is intrinsic to the subdivision and development of Hansen Street. Hansen Reserve is located to the north-west some distance away from Hansen

Street. The Panel agrees with Council including this public open space in the Heritage Overlay is beyond the scope of the Amendment.

The Hansen Precinct is a highly intact and consistent area of weatherboard inter-war dwellings in a gardenesque setting. The Panel supports the application of the Heritage Overlay.

8 Laughton's Post-war Residential Precinct (H0214)

Exhibited statement of significance

What is significant?

The Laughton's Post-war Housing Precinct contains a collection of remarkably intact and distinctive single storey Post-war Migrant brick veneer houses of the late 1960s. The houses are all detached, except for the group of 6 villa units "Evelyn Court", with consistent front setbacks and all except 37 Creswick Street and 22 Commercial Road, are set on large allotments. The following elements contribute to the significance of the precinct:

Post-war Migrant brick veneer houses (1969-1975)

- Hipped, medium-pitched glazed Marseilles pattern terracotta tiled roofs, with boxed eaves.
- Double or triple-fronted appearance to street.
- Dichromatic brickwork, with an orange, cream or brown brick body colour and dark brown glazed trim. Decorative features include quoining around windows and/or at corners, and diamond motif to chimneys, horizontal banding, or simply a base section in the darker contrasting colour.
- Prominent chimneys, some with curved "waterfall" tops, most with contrasting decorative motif.
- Large steel framed windows, and some corner windows.
- Wrought iron grille columns, balustrades to terraces and porches, and to tops of fences.
- Wrought iron name "Evelyn Court" on 1/28 Commercial Road.
- Side or front concrete terraces or porches, usually with wrought iron decorative balustrades.
- Matching low brick fences at the front, featuring soldier course, glazed capping or repeated decorative pattern, some topped with short wrought iron balustrades.
- Matching brick single -car garages towards the rear, with roof concealed behind the facade brickwork.
- Solid concrete paved side driveways.

How is it significant?

The Laughton's Post-war Housing Precinct is of local historical, architectural (representative), and associative significance to the City of Maribyrnong.

Why is it significant?

The Laughton's Post-war Housing Precinct is of historical significance as it illustrates the later development of Footscray, where earlier industrial sites were subsequently subdivided and developed for housing. Established on this site in 1888, and operating on the site for nearly 80 years, Laughton's was one of a small number of iron foundries which managed to survive the 1890s depression, expand and continue to operate well into the 1960s. The presence of the Laughton's Iron Foundry in the middle of Footscray until its demolition in the 1960s, resulted in a group of infill housing of an interesting and unusual design for the late 1960s. The houses at 19-35 Creswick Street, and probably those in Commercial Road, were built by Andrea Dapiran, a migrant from Yugoslavia who had arrived in Melbourne in 1950. The style of the houses in the precinct illustrate the history of post-war migration, which is an important theme in the history of the City. Apart from British-born migrants, the predominant ethnic groups in Footscray following the Second World War were Maltese, Yugoslav, Polish, and Ukrainian. (Criterion A)
The Laughton's Post-war Housing Precinct is of representative (architectural) significance, with the group of Post-war Migrant brick veneer houses on the east side of Creswick Street and west side of Commercial Road being a visually cohesive group which exhibits the principal characteristics of this style. The style adapts the standard suburban double or triple fronted brick veneer house with large steel framed windows and corner windows, and a hipped tiled roof, but adds decorative elements such as the use of dichromatic brickwork, decorative wrought iron balustrades and gates, and elaborate chimneys, some with "Waterfall tops. The decorative face brickwork using two colours has either quoining around windows and at corners in alternating brick colours, or bands of darker brick, or a darker brick base. The traditional hipped roofs are of Marseilles pattern glazed terracotta tiles. The majority of the houses have decorative low brick fences, sometimes in two colours, while others have wrought iron balustrades to the tops. Some properties also have wrought iron balustrades to porches or side concrete paved terraces, and matching brick garages. The majority are highly intact and in excellent condition. (Criterion D)
The Laughton's Post-war Housing Precinct is of associative significance, because it has a special association with the successful migrant builder, Andrea Dapiran, who developed the site in the 1960s. Andrea Dapiran, based in Yarraville, had arrived in Melbourne with his wife Libera and 3-year-old son in February 1950 on the *SS Hellenic Prince*, as one of 971 displaced persons sent to Australia after the Second World War. (Criterion H)

8.1 Post exhibition changes

Appendices A and B of Ms Peters evidence statement contained many post-exhibition changes to the statement of significance and citation, respectively, for the Laughton's precinct (HO214) to clarify the role of Andrea Dapiran as a key local builder.

8.2 The issues

The issues are whether:

- the precinct meets the threshold for local heritage significance to justify the application of the Heritage Overlay
- the precinct boundary is appropriate.

8.3 Evidence and submissions

The eight submissions (131, 156, 159, 166, 168, 171, 176 and 181) received all opposed the Amendment. The key issue was whether the threshold for inclusion in the Heritage Overlay for this precinct had been met.

The owner of 35 (Figure 25) and 37 (Figure 26) Creswick Street, Footscray contends that the Post-war migrant houses at 35 and 37 Creswick Street do not contribute to the precinct as they were not built by Andrea Dapiran. In addition, they contend there is clear evidence of structural damage due to the highly reactive soils.

Figure 25 35 Creswick Street, Footscray

Source: Peters evidence statement

Figure 26 37 Creswick Street, Footscray

Source: Peters evidence statement

The owner of 23 Creswick Street, Footscray (Figure 27) contends that:

- the precinct does not meet the 80 per cent threshold
- there is inconsistent character within the street.

Figure 27 23 Creswick Street, Footscray

Source: Peters evidence statement

Figure 28 32 Commercial Road, Footscray

Source: Peters evidence statement

The owner of 32 Commercial Road, Footscray (Figure 28) objected as they considered the dwelling is a standard brick veneer house which is very common in Australia.

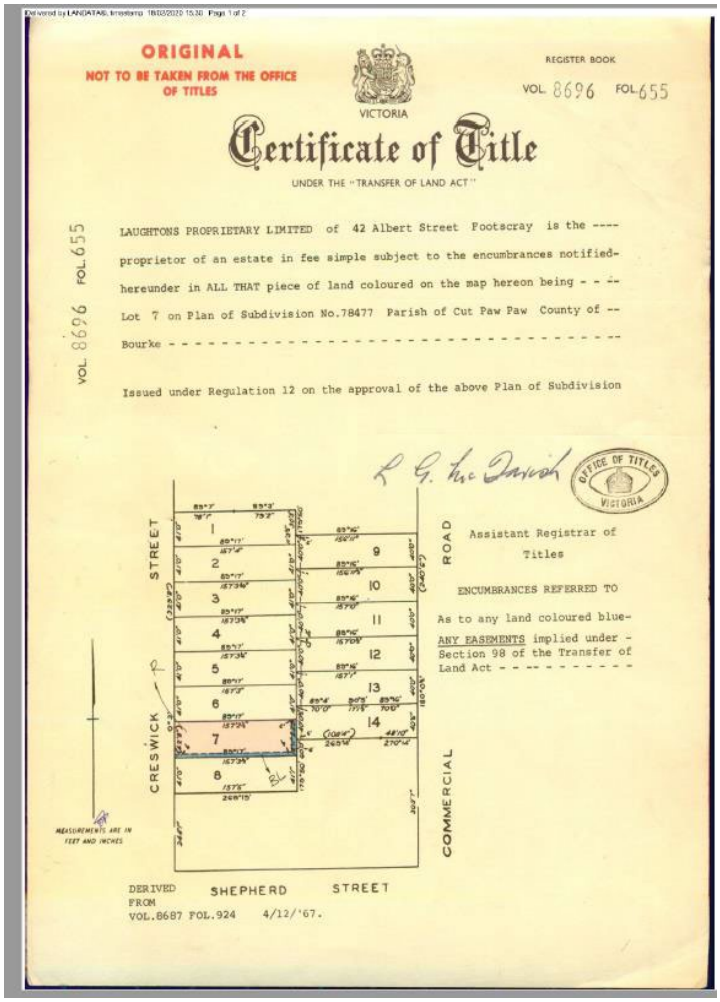
The owner of 22 Commercial Road, Footscray (Figure 29) provided a certificate of title (Figure 30) that confirmed the property was not part of the former Laughton's Foundry site and requested it be removed from the Heritage Overlay. The submitter indicated the absence of the chimney and other features make it less important than the other houses in the precinct and there are clear indications of structural defects due to the highly reactive soil.

It was the evidence of Ms Peters that there was an historical relationship between a small group of very similar houses in Creswick Street and Commercial Road and the Laughton's Foundry, evidenced by the construction of Post-war migrant housing after 1967 by Andrea Dapiran on the foundry site after its closure surrounded by development of a distinctly earlier era.

Figure 29 22 Commercial Road, Footscray

Source: Peters evidence statement

Figure 30 Laughton's Foundry site redevelopment title



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REGISTER BOOK
VOL. 8696 FOL. 655

VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 8696 FOL. 655

LAUGHTONS PROPRIETARY LIMITED of 42 Albert Street Footscray is the ---- proprietor of an estate in fee simple subject to the encumbrances notified- hereunder in ALL THAT piece of land coloured on the map hereon being - - -- Lot 7 on Plan of Subdivision No.78477 Parish of Cut Paw Paw County of -- Bourke -

Issued under Regulation 12 on the approval of the above Plan of Subdivision

OFFICE OF TITLES VICTORIA

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

As to any land coloured blue- ANY EASEMENTS implied under - Section 98 of the Transfer of Land Act - - -- - - - - - -

STREET
CRESWICK
ROAD
COMMERCIAL
SHEPHERD STREET
MEASUREMENTS ARE IN FEET AND INCHES

DERIVED FROM VOL.8687 FOL.924 4/12/'67.

Source: Submission of owner of 22 Commercial Road, Footscray

8.4 Discussion

The precinct comprises 19 properties; 8 are located in Creswick Street and 11 in Commercial Road. Of the Commercial Road properties 6 are villa units named 'Evelyn Court'. The remaining houses are all detached, with consistent front setbacks and all, except 37 Creswick Street and 22 Commercial Road, are set on large allotments. All properties are categorised as contributory.

The era of significance is Post-war migrant brick veneer houses (1969-1975) which is a strong theme for West Footscray and reflects an important phase in the history of the municipality. The statement of significance refers to the subdivision of the Laughton's Foundry site and that most dwellings were constructed by Andrea Dapiran as being significant. Ms Peters in Appendix A and B of her evidence has made amendments to the statement of significance and citation for this precinct. Most of these relate to the builder Andrea Dapiran which the Panel has accepted (refer to recommendation 2). The prior use of the land as a foundry and its later closure provided an early infill opportunity that distinguishes itself from earlier housing in the balance of the two streets. The construction of most of the housing by the same builder is also significant. The Panel agrees with Council there is a consistency in housing style and era that, as a whole, presents the precinct as different from its surrounds.

The Panel has reviewed the material provided by the owner of 22 Commercial Road and agree that 22 Commercial Road was not part of the original subdivision and is distinguished from other dwellings in the precinct by its lack of a chimney and other detail. This was acknowledged by Ms Peters in her evidence. The Panel also notes that 35 and 37 Creswick Street were not part of the original foundry subdivision. The Panel concludes that while 22 Commercial Road and 35 and 37 Creswick Street were not part of the original foundry subdivision, the houses are consistent in style and detail with the rest of the precinct and as such should remain within the Heritage Overlay for the precinct.

The Panel accepts the post exhibition changes proposed by Council to the statement of significance and citation.

8.5 Conclusion

The Panel concludes the former use of most of the land as a foundry is important in establishing the significance of the precinct and its link to the local history of industry in the area with all housing intact and of a consistent style. The Heritage Overlay should be retained on all properties.

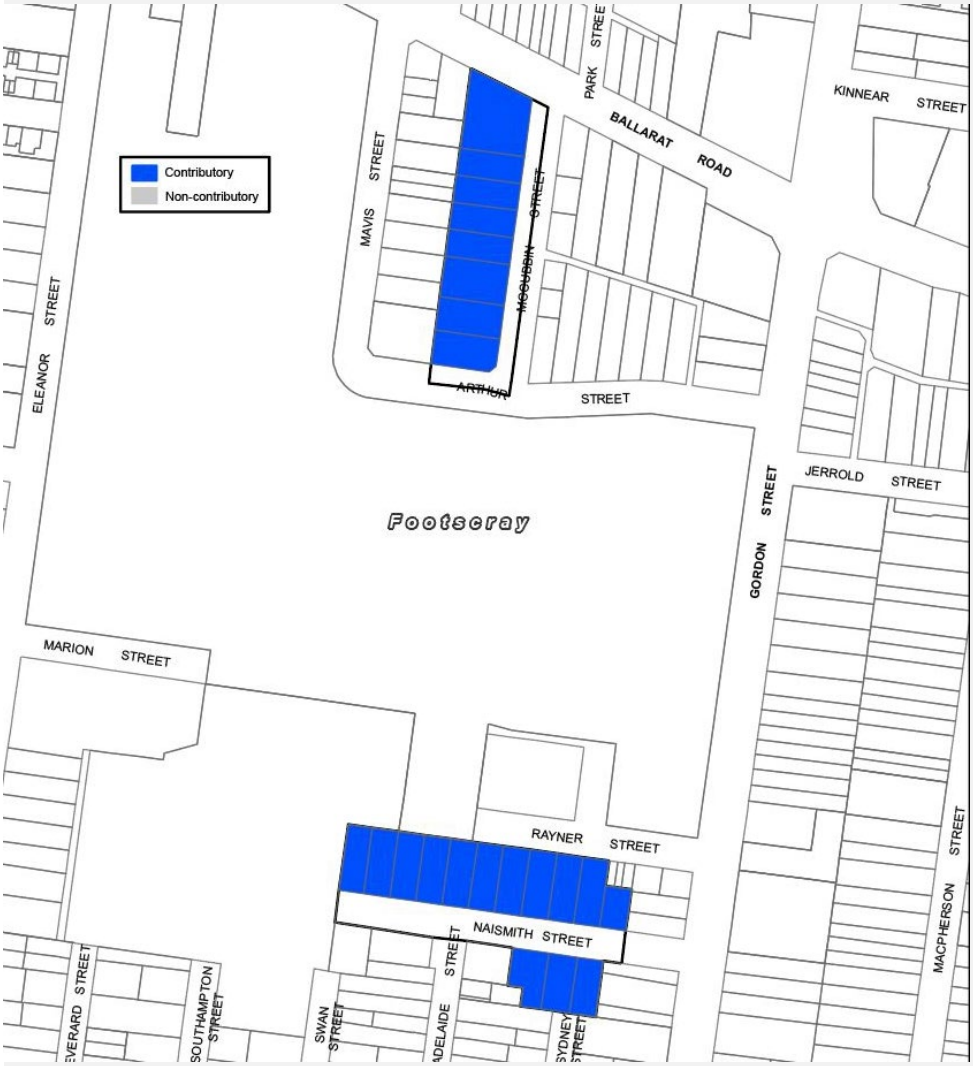
8.6 Recommendation

The Panel recommends:

Adopt the post exhibition versions of the statement of significance and citation for the Laughton's precinct as contained in Appendices A and B of Ms Peters expert evidence statement.

9 Naismith and McCubbin Streets Inter-war Residential Precinct (H0215)

Exhibited statement of significance



What is significant?

The Naismith and McCubbin Streets Inter-war Housing Precinct is in the area immediately adjoining the Footscray Hospital. Naismith and McCubbin Streets contain a well-preserved collection of housing which demonstrates some fine local examples of the Inter-war period. In Naismith Street the housing on the north side of the street consists of late 1920s Inter-war bungalows with hipped roofs, projecting front gables and porch and beam details. There are three on the south side, at Nos 1, 3, and 5, that are more varied in style, and No.1 being late 1930s. In McCubbin Street the late 1930s Inter-war bungalows are varied in style and there is a substantial and elaborate brick house at 10 McCubbin Street, as well as three slightly later houses. Elements which contribute to the significance include:

Inter-war bungalows (c1915-1940) Naismith Street

- The wide allotments with side drives.
- The detached, generously proportioned single storey weatherboard houses with consistent front setbacks, and garden settings.
- Generally hipped roof form, of corrugated iron, extending to form lower hipped roof over the front verandah, with a projecting gabled section, having bracketted gable end with roughcast patterned pressed metal infill and timber overstrapping, or vented lattice detail (gabled roof to No.5 Naismith).
- Square-edged weatherboard walls, some with a band of v-notched boards, to houses on north side of Naismith Street.
- Original timber framed windows, including bay or bow windows to projecting gabled section, often with vertical timber boarding below, and most windows with 5 pane upper section with central diamond-shaped motif.
- Unusual front verandah detailing to the houses on the north side of Naismith Street, with the tapered rendered verandah piers, roof beam to the front verandah tapering from a deeper centre, with decorative cut outs.
- Original tall face brick chimneys on the side, which have a capping of clinker bricks in a soldier course.
- Original low brick fence to No.6 Naismith Street with soldier course detail to top giving castellated appearance.
- The wide grassed nature strips in Naismith Street planted with *Melia azedarach* or white cedar trees.
- The bluestone kerbs and gutters.

Inter-war bungalows (c1915-1940) McCubbin Street

- The wide allotments with side drives.
- The detached single storey housing form and consistent front setbacks (except for 215 Ballarat Road) and garden settings.
- Terracotta tiled hipped or gabled roofs, or combination of both hipped and gabled forms.
- Weatherboard or brick walls.
- Original timber framed windows, generally paired double hung, some with fixed glass central pane, some with decorative leadlight to upper sashes.
- Original brick chimneys, generally facebrick.
- The large and elaborate brick house at 10 McCubbin Street, with a hipped main roof of terracotta tiles, and two projecting gabled roof sections, with fish scale patterned pressed metal infill. The rendered front verandah also has a central wide arch of clinker brick, flanked by two smaller arches, and incorporates built -in planters at either side the entry. The garage, which has a tiled roof matching the house, and the brick and wrought iron front fence complete the overall original composition. The front garden, with its clipped variegated hedge and shrubs, complements the house.
- Original chain mesh and pipe rail/timber posts fences at 2 and 4 McCubbin Street, with No.4 having a variegated privet hedge behind.
- The bluestone kerbs and gutters in McCubbin Streets.
- There are three anomalies in this street, constructed during WWII or in the 1950s (Nos 8, 12 and 14), but they have similar terracotta tiled roofs, massing and proportions, and setbacks. No. 14 has a low matching brick fence.

How is it significant?

The Naismith and McCubbin Streets Inter-war Housing Precinct is of local historical and architectural (representative) significance to the City of Maribyrnong.

Why is it significant?

The Naismith and McCubbin Streets Inter-war Housing Precinct is of historical significance as it illustrates smaller pockets of development of Footscray in the 1920s and 1930s, where individual streets were subdivided and developed for housing, long after the main residential development of the area. Although acquired for a hospital in 1920, the hospital site was still largely open and undeveloped until the construction commenced in 1947. Naismith and McCubbin Streets, immediately adjacent to the Footscray Hospital, represent relatively late development for central Footscray, being developed in the late 1920s and 1930s respectively, and assists an understanding of the pattern of development in the municipality. McCubbin Street was most likely subdivided by a

member or members of the local McCubbin family of butchers, reflecting the historical importance of the meat industry to Footscray's development. Jim McCubbin was also very successful in coursing (greyhound racing), a popular sport in the western suburbs. (Criterion A)

The Naismith and McCubbin Streets Inter-war Housing Precinct is of architectural (representative) significance as it contains Inter-war bungalows in Naismith St, and on the west side of McCubbin Street which are representative of Inter-war bungalows of the late 1920s and late 1930s. The brick Inter-war bungalow at 10 McCubbin Street is the most elaborate example in the precinct. Sited on relatively large allotments, with frontages of at least 40 feet, they demonstrate the ubiquity of home ownership as a suburban ideal during the Inter-war years, and the appeal of the freestanding bungalow in a garden setting with side driveway allowing for car ownership. The three Post-war houses in McCubbin Steet, while slightly later than the majority of houses in the street, are visually cohesive with the precinct due to their similar roof materials, massing and setbacks. The houses on the north side of Naismith Street are particularly fine examples of the Inter-war bungalow, with generous proportions, and large hipped roofs of corrugated iron extending over the front verandahs. (Criterion D)

9.1 The issues

The issues are whether:

- the precinct meets the threshold for local heritage significance to justify the application of the Heritage Overlay
- the precinct boundary is appropriate
- the post-exhibition changes to the design guidelines are appropriate.

The precinct is contained in two distinct and separate streets, to the north and south of the Footscray Hospital. Naismith Street contains 14 contributory places, mainly on the north side, with no non-contributory properties. It comprises single storey timber bungalows of the Inter-war period.

The exhibited version of McCubbin Street contains 8 contributory places only on the western side of the street. One property fronts Ballarat Road (No.215). It contains a mix of brick and timber bungalows of the Inter-war period and 3 Post-war brick dwellings.

9.2 Evidence and submissions

(i) Naismith Street

The owner of 16 Naismith Street, Footscray generally supported the Amendment but raised some concern over the ability to modernise or make further alterations to their dwelling.

The focus of the owner of 12 Naismith Street, Footscray was the potential re-development of the Footscray Hospital site once the new hospital opened and the need to control its development.

Ms Peters and Council both supported the exhibited extent of the Naismith Street Heritage Overlay.

(ii) McCubbin Street

The owner of 2 McCubbin Street, Footscray (Figure 31) considered the property has little heritage significance due to its condition and requested the Heritage Overlay be removed or listed as non-contributory. He referred to the one-sided street approach to its application that diminished the streets heritage value. He referred to Ms Peters comments that 8, 12 and 14 McCubbin Street were 'anomalies' in the precinct and that they "*represented a significant proportion which further undermines the significance (sic) heritage value to begin with.*"

Figure 31 2 McCubbin Street, Footscray

Source: Peters evidence statement

For 8, 12 and 14 McCubbin Street Council submitted "*the Statement of Significance of the HO215 precinct only specifies the inter-war period as being of significance under the 'What is Significant' section. Accordingly, Council accepts that in this case it may be appropriate that these properties be considered to be non-contributory*."

9.3 Discussion and conclusion

Both areas are single streets and in the case of McCubbin Street, one-sided. The Panel considers, as an Inter-war precinct, the two streets have a different level of heritage significance.

Naismith Street is highly intact, with many dwellings sensitively renovated. All dwellings are in the bungalow style and from the Inter-war period of significance. The three properties on its south side provide an appropriate reflection of a two-sided street of significance. The Panel finds the Heritage Overlay is appropriate in Naismith Street.

McCubbin Street is different. Of the eight properties, Council now accepts that three are non-contributory. 14 McCubbin is a 1970's brick dwelling and 8 and 12 McCubbin Street are timber Post-war dwellings. Another consideration is that it is a one-sided street. All development on its east side is contemporary and recent infill development. These two issues indicate the street lacks intactness and a clear story of the Inter-war period of significance. The Panel finds that McCubbin Street has not met the threshold required for local heritage significance and should be deleted from the Heritage Overlay. As there is a significant separation between the streets the Panel also finds the NRZ should be deleted and the General Residential Zone reinstated.

While not a consideration for the Panel, there is also a reduced level of renovation in the building stock when compared to Naismith Street.

9.4 Recommendation

The Panel recommends:

Delete the Neighbourhood Residential Zone and the Heritage Overlay from all properties in McCubbin Street, Footscray and reflect this in all Amendment documents, where relevant.

10 Summerhill Road Inter-war and Post-war Residential Precinct (H0216)

Exhibited statement of significance

What is significant?

The Summerhill Road Inter-war and Post-war Housing Precinct contains a well-preserved collection of housing from the inter-war period and immediate post-war period. This includes Inter-war bungalows in Coral Ave and the eastern side of Summerhill Road, largely built by A S Whitehill. A similar group on the western side of Summerhill Road at 40, 42, 50, 60 and 66 and Post-war brick houses on the western side of Summerhill Road, including the brick duplex at 8 and 10, and 16, 18 and 47 Summerhill Road. The bluestone kerb and gutters and bluestone paved lane adjacent to 1 Summerhill Road and other RoWY are significant. Anomalies in the precinct include several earlier houses in Summerhill Road, which pre-date the predominant Inter-war and Post-war housing including 37 and 58, but which make a contribution to the scale and history of the precinct. Elements which contribute to the significance include:

Inter-war bungalows (c1915-1940)

- Single storey free-standing houses with consistent front setbacks, side drives.
- Generally weatherboard walls, with round edged boards.
- Terracotta or concrete tiled hipped tiled roofs extending in lower pitch over verandah and across the front, under a projecting hipped roof section. There are two anomalies -the hipped roof at 57 Summerhill Road and a gabled roof at 68 Summerhill Road, both of corrugated iron in short sheets.
- Tall face brick chimneys to the side, some with soldier course or vented tops, or with recessed bands
- Verandahs have a variety of supports for the roof- rendered square brick columns with tapestry brick details, some with stepped, tapered tops, some have paired or single round columns. Some verandahs have low brick or rendered brick solid balustrades.
- Original timber-framed windows, generally with fixed central pane flanked by double hung sashes, with curved decorative detail to upper section.
- Garden settings.
- Some original chain mesh and pipe rail fences, with timber posts.
- Concrete drive strips at the side.

Post-war houses, various styles (c1940-1960)

- Single storey free-standing housing, with a variety of forms and materials (one anomaly being the duplex at 8 and 10 Summerhill Road, Maidstone).
- Face brick walls in light or mid cream, or rendered brick (18 Summerhill Road).
- Terracotta tiled hipped roofs.
- Broad chimneys often located on the front.
- Timber framed windows, some corner windows, with 2 houses (24 and 47 Summerhill Road) having steel framed windows, and 47 having curved glass corner windows.
- Minimal porches, with small separate concrete slab roofs (18 Summerhill Road an exception, with enclosed curved feature porch).
- Low brick fences to match house in garden setting.
- Transitional style (austere/functionalist) Post-war bungalows (c1940-1960)
- Single storey free-standing, with double or triple fronted form.
- Weatherboard walls, round edged boards, or deeper shiplapped boards.
- Concrete tiled hipped roofs.
- Chimneys, some broad chimneys on the front, with banding in a darker shade of brick.
- Minimal front porches.
- Timber framed windows, some corner windows, with horizontal glazing bars being the only decorative element.
- The detached housing form and consistent front and side setbacks in garden setting.

How is it significant?

The Summerhill Road Inter-war and Post-war Housing Precinct is of local historical, architectural (representative), and associative significance to the City of Maribyrnong.

Why is it significant?

The Summerhill Road Inter-war and Post-war Housing Precinct is of historical significance for the pattern of subdivision and housing from the 1930s to 1950s. The area had been primarily paddocks and quarries and while the physical evidence of the existence of basalt quarries no longer remains, this precinct reflects the later development of this area and the importance of the basalt industry to the City of Maribyrnong. When builder Albury Sydney Whitehill acquired two parcels of land totalling over 6 acres (approximately 2.5 hectares) in 1936 to construct 50-60 houses, it was described as the last remaining acreage in Footscray. (Criterion A)
The Summerhill Road Inter-war and Post-war Housing Precinct is of architectural (representative) significance for its free-standing, single storey housing, which is highly representative of the inter-war and post-war periods with variations of bungalow forms expressed in modest, speculative housing, on blocks allowing for side drives and car access. The majority have hipped tiled roofs, and weatherboard walls, with the Inter-war bungalows having more substantial front verandahs with solid masonry or concrete columns, and tall chimneys on the sides. The houses are generally intact, with many showing only minor changes, retaining the essential characteristics of the housing of this

period. The Inter-war housing, particularly the houses built by A S Whitehill, show a consistency of form and materials- hipped roof of concrete or terracotta tiles, with a projecting front hipped section and the main roof extending over the front porch with weatherboard walls and featuring a variety of decorative treatments for the front porch. The Post-war housing in the precinct is more varied, often austere, reflecting the post-war restrictions and changes in taste- some with the main decorative feature being the horizontal glazing bars dividing the timber windows, some with broad chimneys having horizontal banding. (Criterion D)
The Summerhill Road Inter-war and Post-war Housing Precinct has a special association with the local builder Albury Sydney Whitehill (1897-1979), who had an office at 57A Droop Street, "The Pebbles" and built many of the houses in the precinct. A.S Whitehill purchased and subdivided the land in Coral Avenue, including the adjacent eastern side of Summerhill Road, and built the majority of the houses in the area. (Criterion H)

10.1 The issues

The issues are whether the precinct:

- meets the threshold for local heritage significance to justify the application of the Heritage Overlay
- boundary is appropriate.

10.2 Evidence and submissions

Seven submissions (26, 66, 87, 139, 155, 184 and 193), representing six properties, were received. Six of the submissions opposed the Amendment and one supported the amendment. No submissions were received relating to properties in Coral Ave. Two submitters (relating to one property) appeared before the Panel to elaborate on their written submission.

The submissions opposing the Amendment raised issues related to the intactness and condition of the dwellings, their suitability for future use, difficulty of incorporating environmentally sustainable features, impacts on the value of the property, insufficient community consultation and support, and the measures needed to counter heavy traffic in Summerhill Road.

The owner of 30 Summerhill Road, Footscray considered that Criterion A has not been met in that the quarries referred to in the statement of significance no longer remain and the pattern of subdivision is not particularly unique to the suburb. The post-war buildings in this precinct are referenced as being more varied than the inter-war dwellings in the precinct, and that the dwelling on this property is not an example worthy of retention compared with others from the same era. The association with A.S. Whitehill is also questioned both for this property and post-war housing, and as being an unremarkable fact in any case.

The adjoining owner of a similar post-war dwelling at 32 Summerhill Road) opposed the Amendment on building integrity grounds.

The owner of 18 Summerhill Road, Footscray referred to defects in the existing post-war house that were considered difficult to repair and the desire to either demolish or significantly alter the dwelling to accommodate a family.

The owners of 29 Summerhill Road, Footscray (Figure 32) objected on the grounds that the property does not share characteristics with others in the street and had been altered. They submitted "*Summerhill Road is not a precinct but is rather a busy road which provides good access to university, hospital, train station and Highpoint and has attracted a number of modern builds and new duplex apartments, townhouses and flats as well as doctors' surgeries and sleep clinic*." The submitters considered there were other areas more suitable to the Heritage Overlay that were not part of this Amendment. The submitters considered there was "*no homogenous streetscape*

due to properties on east and west sides of Summerhill Road being built at different times in different styles." The submitters stated:

> To say that our property is of heritage significance due to its connection with a land developer is setting the bar of associative significance very low.

The submitters contrasted A. S. Whitehill with Anders Hansen who was not only a well-known local builder but a "*long standing public figure, councillor, contract timber mill owner and Mayor of Footscray*" with streets and a park named after him.

It was the evidence of Ms Peters that the Summerhill Road precinct is significant for its consistency of form and materials, particularly the houses built by A.S. Whitehill, or those that have similar characteristics, and that many of the houses from both the Inter and Post war eras are very intact.

Figure 32 29 Summerhill Road, Footscray

Source – Peters' evidence submission

Ms Peters confirmed her assessment of the relative intactness of the dwelling at 29 Summerhill Road and contribution to the precinct and similarities with many of the characteristics of other dwellings, despite changes to the front verandah and fence. Ms Peters could not confirm 29 Summerhill Road was constructed by A.S. Whitehill but considered it "*highly likely*" and sufficient to meet the threshold for a special association with the builder (Criterion H).

10.3 Discussion

There are 95 properties located within this precinct, 69 which front Summerhill Road and 26 which are in the adjoining street, Coral Avenue. The eras of significance in the Statement of Significance are both inter-war and post-war. Of the 95 properties in the precinct, 14 are considered non-contributory. This would indicate a high level of intactness on this assessment.

However, on closer inspection by the Panel it was clear the precinct can be considered in two halves: east and west of Summerhill Road.

The properties on the western side of the street from 8 to 24 Summerhill Road, are a mix of post-war brick housing styles that are disjointed and generally not contiguous. However, the four-way intersection of Summerhill Road, Suffolk Street and Dongola Road around a mature street tree that is sought to be protected in the heritage design guidelines provides an interesting and open setting. It is flanked by a post-war timber dwelling with two fluted chimneys at 26 Summerhill Road, a 1960's brick dwelling at 24 Summerhill Road, inter-war timber housing on the east side of

Summerhill Road, all set with a backdrop of mature vegetation in properties along Dongola Road. From this intersection south of 26 Summerhill Road the consistency of housing decreases substantially, while variability and amount of non-contributory housing increases. There is a mix of unremarkable and altered inter-war and newer dwellings that appear to have very limited intactness or relationship to one another. The Panel considers 28 to 68 Summerhill Road should be removed from the precinct and Heritage Overlay. The NRZ should be retained as this area provides a frontage to more significant housing on the east side of Summerhill Road. The associative significance (Criterion H) of A. S. Whitehill does not apply to the west side of Summerhill Road as the statement of significance says:

> A.S Whitehill purchased and subdivided the land in Coral Avenue, including the adjacent eastern side of Summerhill Road, and built the majority of the houses in the area.

The Panel notes the inclusion of 68 Summerhill Road at the southern end of the precinct appears to be an error as it is vacant and part of the larger parcel to the south. If Council resolves to retain the west side of Summerhill Road in the precinct, then 68 Summerhill Road should be removed from the precinct.

The inclusion of 8, 10, 16, 18 and 20 Summerhill Road in the Heritage Overlay, while disjointed and lacking a flow of housing due to more recent constructions, does contain some impressive post-war brick housing such as 18 Summerhill Road. The Panel considered removing these properties from the precinct but ultimately is satisfied they should remain in the precinct as they provide a setting for significant housing on the east side of Summerhill Road and in the case of 18 and 20 Summerhill Road flank an intersection with Madden Street where there is a greater need for appropriate development controls when entering the heritage precinct from the west.

By contrast, the properties on the eastern side of Summerhill Road and in Coral Ave show a consistency of form and materials and in detailing in some cases from the inter-war era. This would indicate a common builder for many of the properties, as stated in the statement of significance. There are very limited numbers of non-contributory buildings.

The Panel considers if associative significance is going to be justified then there should be a high degree of certainty on how the threshold is met. The Panel agrees with the owner of 29 Summerhill Road, Footscray that there needs to be certainty and a stronger connection than a common local builder to meet this threshold. The comparison provided to Anders Hansen emphasises how this threshold was met in the Hansen precinct but also demonstrates the tenuous link to A. S. Whitehill for the Summerhill precinct. He was not particularly noteworthy for other pursuits. However, this does not lead to a fatal flaw in the recognition of the precinct as significant, as other criteria have been met.

10.4 Conclusions and recommendations

The Panel concludes:

- On the eastern side of Summerhill Road and the Coral Avenue, properties are relatively intact, are good examples of inter-war housing and it is appropriate to apply the Heritage Overlay to them.
- The western side of Summerhill Road is more fragmented and inconsistent with a higher proportion of non-contributory properties. South of 26 Summerhill Road is too fragmented for the application of the Heritage Overlay. The Heritage Overlay should not apply to these properties, however the NRZ should be retained to ensure appropriate development outcomes.

- Properties fronting the four-way intersection of Summerhill Road, Dongola Road and Suffolk Street should be retained in the Heritage Overlay along with 8, 10, 16, 18 and 20 Summerhill Road.
- The associative relevance to A. S. Whitehill is limited to the precinct east of Summerhill Road and generally too much uncertainty exists to confirm he was the builder of most properties and the fact he was the local builder is not sufficient justification to meet the threshold for Criterion H.

The Panel recommends that:

Delete the Heritage Overlay from 28, 28A, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52A, 52B, 54, 56, 58, 60, 62, 64, 66 and 68 Summerhill Road and reflect this in all Amendment documents, where relevant.

11 Tottenham Post-war Industrial Area Residential Precinct (H0217)

Exhibited statement of significance

What is significant?

The Tottenham Post-war Industrial Area Housing Precinct contains a well-preserved collection of housing which demonstrates typical housing from the late inter-war to post-war period. Many of the houses in the precinct were built by local builder and Footscray City councillor Anders M. Hansen, who also built a group of five single storey shopfronts in Sunshine Road in the 1940s. The rectangular grid pattern of the streets, including the lanes, with the pattern reflecting the two different subdivisions (1911, and 1928), and the industrial setting of the precinct, is significant. Two reserves, JA McDonald and Dempster are included in the precinct. Elements which contribute to the significance include:

Federation bungalow (c.1890-1915)

- A single weatherboard asymmetrical fronted house at 46 Gwelo Street.

Late Inter-war bungalows (c1938-1945)

- Single storey free-standing houses of considerable variety constructed in Dempster Street during the later Inter-war period in the early 1940s.
- Weatherboard walls, some with 'Conite' facades
- Medium pitched hipped roofs of concrete tile, or corrugated iron.
- Tall face brick chimneys at the side.
- Front verandahs or porches have a variety of support columns -brick or rendered brick, round or fluted square, or barley sugar columns.
- Original timber framed windows with central fixed pane and double hung windows either side. Some with curved glazing bar to central pane and leadlight to upper sashes and top of central pane.
- Garden settings.
- Several original chain mesh and pipe rail fences with timber posts fences.
- Concrete drive strips.

Post-war Austere houses (c1940-1960)

- Single storey free-standing houses in Fontein, Sredna and Gwelo Streets.
- Weatherboard walls with round edged boards.

- Medium pitched hipped roofs, generally of concrete or terracotta tiles with gabled roofs at 27 and 31 Fontein Street, 30 and 44 Gwelo Street, and 3 and 24 Sredna Street.
- Small porches, with either a small roof, or cut out under the main roof to provide a sheltered entry.
- Timber framed windows with horizontal glazing bars to upper sashes.
- Tall face brick chimneys, some with simple decorative bands, generally on the side, but some examples (6, 8, 38 and 43 Fontein Street, and 7, 32 and 48 Gwelo Street, and 8, 9, 24 and 27 Sredna Street) having prominent broad chimneys on the front.
- Several original chain mesh and pipe rail fences (3 and 25 Gwelo Street, the latter having original sunburst pattern wrought iron gate, and 17 Sredna Street), as well as low stone fences at 13 and 44 Gwelo Street.
- Garden settings.
- Consistent front and side setbacks, with side drives, and concrete crossovers, some original concrete drive strips.
- While the majority of the houses in the precinct are weatherboard, there are some face brick houses at 12 Fontein Street, and 19 and 24 Gwelo Street, and 5 and 7 Sredna Street which are also contributory.

Post-war shopfronts (1947)

- The single storey, masonry group of five shopfronts, with stepped parapets and cantilever verandahs.
- The central parapet with the words in “1947 Hansen for Houses” in bas-relief.

How is it significant?

The Tottenham Post-war Industrial Area Housing Precinct is of local historical, architectural (representative) and associative significance to the City of Maribyrnong.

Why is it significant?

The Tottenham Post-war Industrial Area Housing Precinct illustrates the relocation of industrial sites away from the Maribyrnong River, with a number of large factories and wool stores relocating to the West Footscray area around the Second World War. The precinct illustrates how the Post-war housing boom and influx of migrants, together with the availability of cheap land in the area, and proximity to employment, resulted in this residential development. The area retains its setting, surrounded by large industrial complexes and in close proximity to Tottenham Railway Station. The Post-war housing of the precinct reflects the restrictions imposed by shortages of materials, and the general austerity of the post-war era. The group of shopfronts in Sunshine Road also illustrates the planning and development of urban settlements in West Footscray, where rows of shops were often built by housing estate developers. (Criterion A)
The Tottenham Post-war Industrial Area Housing Precinct is representative of the modest housing which proliferated in the austerity period during and immediately following the Second World War, in the industrial western suburbs of Melbourne. The houses are generally simple, economic, unpretentious yet well-proportioned, designed within the restrictions imposed by Post-war shortages and housing size limits. The houses are generally in good condition, and show relatively minor changes, retaining the essential characteristics of the housing of this period. (Criterion D)
The Tottenham Post-war Industrial Area Housing Precinct has a special association with the well-known builder, and local councillor Anders M Hansen, who built many of the houses in the precinct. The street named “Sredna”- Anders spelt backwards, is similar to the use of Nesnah- (Hansen backwards) in the earlier Hansen Inter-war Residential precinct. The group of five Post-war shopfronts in Sunshine Road, with the bas-relief inscription “1947 Hansen for Houses” on the central shop, provides tangible evidence of his close association with the development of the precinct. (Criterion H)

11.1 The issues

The issues are whether the:

- precinct meets the threshold for local heritage significance to justify the application of the Heritage Overlay
- precinct boundary is appropriate.

11.2 Evidence and submissions

A total of 35 submissions[12] were received, which were spread evenly throughout the precinct. Two of these provide conditional support, particularly for enhancing neighbourhood character, while the balance opposed the introduction of the Heritage Overlay. Two supported the proposed NRZ but not the Heritage Overlay. Several submitters appeared before the Panel to elaborate on their original submissions.

The issues raised by submitters include the:

- dwellings are not of heritage significance, are unremarkable and have been altered
- condition of the buildings is poor as they were cheaply constructed, have structural instability and require significant maintenance
- imposition of controls is an unnecessary burden on property owners due to additional costs in approvals, improvements and reinstatement
- recent townhouse development has diminished the appearance and significance of the area
- controls will reduce the value of the properties and limit future development options
- mental toll of the uncertainty created by the introduction of the heritage controls.

Many of these general issues have been addressed by the Panel in Chapter 4.

It was the evidence of Ms Peters that the importance of the area from a thematic perspective is as a representation of "*probably the most important period of Maribyrnong's history in housing workers close to their employment as industry moved into the west of Melbourne.*" She acknowledged the simplicity of the post-war austere housing styles and their relative lack of broader appreciation but considered it was important to show how people had to move further out, closer to where they worked.

The owner of 13 Gwelo Street, West Footscray (Figure 33) provided a critique of the statement of significance concluding, in his opinion, that the assessment was completely unfounded. In relation to Criterion D, he stated *"by this metric every single house ever built should be heritage overlay."*

Figure 33 13 Gwelo Street, West Footscray

Source: Peters evidence statement

[12] Submissions 23, 24, 29, 34, 40, 42, 54, 55, 60, 62, 71, 80, 83, 90, 91, 93, 95, 101, 108, 113, 116, 120, 144, 152, 163, 167, 169, 183, 188, 189

In response to the submission, Ms Peters acknowledged the elements of the building that are not original but considered that the main characteristics of the Post-war austere bungalow form were still evident and important. She stated that *"it represents the generally simple, economic, unpretentious but well-proportioned, houses designed in the Post-war period"*, and that it had probably been built together with the two adjoining dwellings by the same builder. She maintained that it is a *"…moderately intact example of a ca. 1955 Post-war Austere house similar to many others in the area, and with a similar level of integrity"*, and is a contributory property in the precinct.

The owner of 38 Gwelo Street, West Footscray (Figure 34) detailed the changes made to the dwelling and the unstable nature of the footings and the chimney. The inability to obtain a vehicle crossing permit was also of concern.

Figure 34 38 Gwelo Street, West Footscray

Source: Peters evidence statement

In response, Ms Peters considered that, while acknowledging the alterations to the building, the property *"is of architectural (representative) significance and demonstrates the main characteristics of the Post-war Austere bungalow form in the City of Maribyrnong with a hipped roof of concrete tiles, with boxed eaves, and with a projecting hipped roof section."* Two chimneys are noted. She considered that it is similar to an adjacent group of houses with many common elements that were probably built by the same builder. She stated that in her opinion the original design elements are recoverable and the aesthetic values could be recovered to some degree.

The owner of 9 (Figure 35) and 11 (Figure 36) Sredna Street, West Footscray raised several issues in support of the request to abandon the Amendment: technical issues with the Heritage Study, communication about the Amendment, affordable housing and global warming, condition of the properties and contribution to heritage and the financial impact on landowners. The owner of 31 Sredna Street, West Footscray (Figure 37) also noted that several unit developments have been constructed in the street which reduced its intactness.

Figure 35 9 Sredna Street, West Footscray

Source: Panel photo

Figure 36 11 Sredna Street, West Footscray

Source: Panel photo

Figure 37 31 Sredna Street, West Footscray

Source: Panel photo

In response Ms Peters noted that these properties demonstrate the main characteristics of the Post-war austere bungalow form. Although they had some alterations the properties had a similar level of intactness to others in the precinct and were contributory. Ms Peters said the houses are likely to have been built by Anders Hansen who built many of the houses in the precinct. She noted that Sredna Street has 35 contributory and 11 non-contributory houses which are mostly new subdivisions and occur in groups.

The owner of 169 Sunshine Road, West Footscray appeared on behalf of the owner of 173 Sunshine Road, objecting to the inclusion of the five shops in the Heritage Overlay. The submitter stated the shop front and verandah was completely replaced after a fire in the 1980s and that three of the other shopfronts in the row of shops have been replaced. She submitted that the only tangible connection of the five shops with the builder Anders Hansen is the concrete bas relief on the parapet above 173 Sunshine Road with the words '1947 Hansen for Houses', which she considered was insufficient reason to require the retention of the group of shops.

Ms Peters said it was quite common for residential estate developers to construct shops as part of the development and referred to the statement of significance that stated:

> The group of shopfronts in Sunshine Road also illustrates the planning and development of urban settlements in West Footscray, where rows of shops were often built by housing estate developers. (Criterion A)

> The group of five post-war shopfronts in Sunshine Road with the bas-relief inscription "1947 Hansen for Houses" on the central shop, provides tangible evidence of his close association with the development of the precinct (Criterion H)

The Panel learnt during the Hearing that a PAO for road widening applies to the western side of Dempster Street and to the corner commercial properties fronting Sunshine Road. The properties fronting Dempster Street within the PAO have been excluded from the Heritage Overlay, while the properties fronting Sunshine Road affected by the same PAO have been included within the proposed Heritage Overlay. Council provided the Panel with a map showing the extent of the PAO as it relates to the Heritage Overlay, including the properties owned by VicRoads or the Road Construction Authority in the Heritage Overlay and the vicinity. One of the shops (171) fronting Sunshine Road within the Heritage Overlay is owned by the Roads Authority.

It is noted that three properties in Dempster Street have been excluded from the interim Heritage Overlay due to the existence of permits for changes or demolition.

11.3 Discussion

The Tottenham precinct is large and is surrounded by industrial areas to the west, south and east and the Tottenham railway station is located to its north. It includes 189 residential properties in Sredna, Dempster, Fontein and Gwelo Streets, and five commercial properties fronting Sunshine Road. Of these, 44 are non-contributory to the predominantly post-war era dwellings, with Inter-war dwellings predominantly along Dempster Street. All properties fronting the north-south streets of Aliwal, Bizana and Cala Streets are recent constructions and non-contributory.

The Panel acknowledges, as the Heritage Study does, that the general appreciation of post-war era dwelling styles, and perhaps in particular the austere styles, is not one that is as widely acknowledged for its heritage values as earlier eras of development in Melbourne are. Nevertheless, these eras are relevant to the understanding of the development of the city and Maribyrnong. The Panel notes this precinct is unpretentious with dwellings that are simple in style and is an example of the movement of workers accommodation from inner Melbourne closer to employment. It is these aspects that are of heritage significance. This area is a relatively intact example of the post-war austere era (1940-1960) and demonstrates a close association with the industry within which many of the original occupants worked and the reason they chose to build and live there in this period of Maribyrnong's development.

The Panel is however concerned to ensure that this is 'better than average' and important examples of this development that are preserved for the future.

The association of the area with Anders Hansen is acknowledged, and the statement of significance outlines his purchase of land in the precinct in the late 1930s, after the subdivision of the allotments to the east and west of Dempster Street. Anders Hansen was responsible for the construction of many buildings in this precinct, although the exact homes are not documented. Ms Peters in her evidence stated that the parapet on the Sunshine Road shops with the bas relief inscription '1947 Hansen for Houses' is the only tangible link to the builder in the precinct. The name of one of the streets 'Sredna' is noted as being Anders spelt backwards – a ruse used by the builder in another precinct. This also forms a tangible link, but not one that can be covered by a Heritage Overlay control.

The precinct is split into two parts by the PAO that applies to the western side of Dempster Street for major road widening works. It was noted by the Panel that many of the dwellings within the PAO are very similar in era, design and detailing to those opposite, and had the PAO not been applied, would form a relatively cohesive and intact inter-war streetscape along Dempster Street.

Once the dwellings on the western side of Dempster St are demolished and the road is widened, the precinct will be quite distinctly two separate areas with little visual connection.

The statement of significance relates primarily to post-war residential development associated with industrial development in West Footscray. The inter-war period dwellings are located along Dempster Street while the remainder of the precinct is post-war austere housing and shopfronts. The western part including the properties fronting Dempster Street was a later subdivision, although Dempster Street was developed earlier than the eastern portion. This is apparent from the subdivision pattern of the area, as lot sizes and street orientation are different, in addition to the differing house styles. The properties along Dempster Street were developed by the early 1940s, before industry was established in the vicinity, and have typical inter-war and more decorative features than the dwellings remainder of the precinct developed in the post-war period. This development therefore appears to have little relationship with the post-war considerations in the assessment against Criterion A in the statement of significance.

East of Dempster Street is more intact than the western portion in Sredna Street, with almost all properties fronting Fontein and Gwelo Streets considered to be contributory, despite the new development that has occurred on the corner sites. The Panel notes that many properties had been sympathetically renovated in this area.

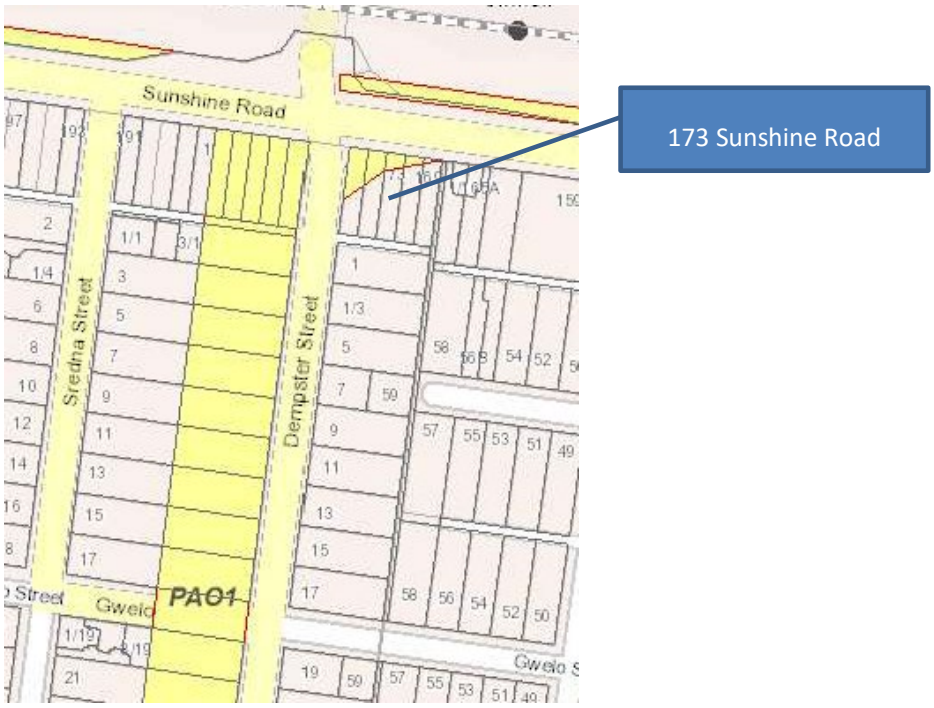
On balance, the importance of Sredna Street to the precinct as a whole is limited compared to the eastern portion of the precinct, apart from the interesting spelling of its name. Restricting the application of the Heritage Overlay east of Dempster Street would sufficiently record this important era of Maribyrnong's history while the inclusion of Sredna Street would add little to this understanding. As the area was subdivided at a different time and will be isolated from the remaining area by a widened road, and possibly new development along Dempster Street, it will not be read as part of the wider precinct. The fact that industrial development can be sighted at both ends of Gwelo Street will not be altered by the exclusion of Sredna Street properties from the Heritage Overlay. While the Panel does not support the application of the Heritage Overlay for Sredna Street, the general siting and form of the dwellings does have a consistency that can be reflected in new development by retaining the NRZ.

The Panel considers the shops along Sunshine Road are utilitarian in design, altered and have no notable features apart from the '1947 Hansen for Houses' (Figure 38) sign that is located on the parapet of 173 Sunshine Road. The Panel accepts that Anders Hansen constructed the shops as a residential estate developer, but it does not find this particularly significant as it seems it was quite a common practice. Notwithstanding this, the area has already been overtaken by other considerations. Figure 39 shows the application of the PAO over the shops and along Dempster Street. The Roads Authority owns 171 Sunshine Road and nine properties along Dempster Street, so the Panel assumes the widening is relatively certain to proceed. The Panel considers Council has taken an inconsistent approach with the Heritage Overlay and the land covered by the PAO. The Panel considers that of the five shops along Sunshine Road, only 173 Sunshine Road should retain the Heritage Overlay as it contains the '1947 Hansen for Houses' bas relief sign that will need to be relocated once the road project starts, preferably within the precinct, and maybe in the local park or other public place. The Heritage Overlay will provide for the future consideration of the sign and the Heritage Study and statement of significance should be updated to reflect that it is only the sign that has heritage significance.

Figure 38 173 Sunshine Road, West Footscray

Source: Council Part B submission

Figure 39 PAO map for Tottenham



Source: Document 052Y

In line with the Panel's recommendations in other precincts where recently constructed non-contributory development occurs at the edge of a precinct, that 3A, 3B, 3C, 5, 6 and 7 Bizana Street, 22 and 23 Fontein St, 7A and 7B Aliwal Street, 67, 71 and 73 Cala Street should be removed

from the Heritage Overlay but retained within the NRZ to ensure and future development is appropriate to its context.

11.4 Conclusions and recommendations

The Panel concludes that:

- The Tottenham precinct is large, quite unique and isolated from other residential areas due to its provision of worker accommodation close to places of work.
- The two eras of significance (inter and post-war) are distinct in geography, style of housing and relationship to the provision of worker accommodation. East of Dempster Street is effectively the part of the precinct that is significant for post-war workers accommodation.
- The widening of Dempster Street will embed this distinction between the areas.
- The Heritage Overlay is appropriate east of Dempster Street but should be removed from Sredna Street, which should also be removed from the precinct but retain the NRZ.
- There is an inconsistent application of the Heritage Overlay to land that is affected by the Public Acquisition Overlay. The Heritage Overlay is not proposed for the west side of Dempster Street but is for the five shops along Sunshine Road. The Heritage Overlay should be deleted from 169, 171, 175 and 177 Sunshine Road, but retained on 173 Sunshine Road only to note the 'Hansen for Houses' as being of heritage significance. It is likely this will need to be relocated once road widening takes place.
- More recent non-contributory constructions at the periphery of the precinct should be removed from the Heritage Overlay but retain the NRZ.

The Panel recommends that:

Delete the Heritage Overlay from 1-39 and 2-40 Sredna Street, West Footscray and reflect this in all Amendment documents, where relevant.

Delete the Heritage Overlay from 3A, 3B, 3C, 5 6, 7 and 10 Bizana Street, 67, 71 and 73 Cala Street, 7A and 7B Aliwal Street and 169, 171, 175 and 177 Sunshine Road, West Footscray and reflect this in all Amendment documents, where relevant.

Amend the Tottenham precinct statement of significance to refer to the bas relief sign '1947 Hansen for Houses' as the only element of heritage significance for 173 Sunshine Road.

12 West Footscray Inter-war and Post-war Residential Precinct (H0218)

Exhibited statement of significance

What is significant?

The West Footscray Inter-war and Post-war Residential Precinct, contains a well-preserved and diverse collection of houses, blocks of flats and units, which demonstrate the progressive development of the area through the inter-war and post-war years, and the change from weatherboard to brick veneer and multi-unit developments, as the new standard for suburban homes. The following elements contribute to the significance of the precinct:

Inter-war bungalows (c.1915-1940)

- Inter-war period subdivision pattern and consistent front and side setbacks.
- Large gable roof, facing or parallel to street, or hipped roof with projecting gable. Roof clad with corrugated iron, terracotta tiles or metal simulated terracotta tile sheeting with wide eaves with exposed rafters. Ornament in gables, such as shingling, half-timbering, brackets, ventilators, batten and weatherboard finishes, roughcast render (or pressed metal simulated render).
- Simple, square red brick chimneys (often 2), some edged or with capping.
- V-notch decoration to front weatherboard walls.
- Deep verandahs with timber floors, face brick or rendered piers, cast concrete columns or timber posts supporting verandahs, with low faced brick or rendered wall.
- Glazed double doors to front verandahs; or timber panel front doors with light features and sidelights.
- Windows with facetted bays and bows, some with a flat roof and exposed rafters.
- Some with leadlighting and awnings with fretted brackets.
- Timber box-framed, casement windows or three-light windows with fixed centre pane and side sashes.
- Low front fences constructed of brick, rendered brick, woven wire, steel mesh or battens/pickets with matching gates, some examples made of wrought iron.
- Front garden settings and paths curving across lawns to verandahs. Driveways with dual concrete wheel treads and lawn centre strips.
- Later inter-war Californian Bungalows feature hipped roofs (sometimes pyramidal) and tend to incorporate Tudor, Spanish and Classical revival styles, painted stucco, clinker brick detailing, sash windows and smaller verandahs

Post-war Austere houses (c.1940-c.1950)

- Consistent front and side set-backs.
- Double or triple-fronted variations of asymmetrical “L”-shaped plan.
- Small porch, often under a flat hood or sloping roof of house, sometimes with sidefacing front door. Wrought iron porch grille post(s) or face brick piers.
- Hipped, medium-pitched roof, sometimes pyramidal in form. Glazed terracotta tile roofing.
- Prominent clinker, red or cream brick chimney.
- Undecorated weatherboard walls and economy of stylistic detail.
- Clinker, red or cream brick walls (less common than weatherboard). Tapestry or cream brick detailing.
- Timber-framed sash windows with larger window in projecting front room; timberframed corner windows.
- Timber-framed front door with glazing.
- Low brick or steel mesh front fences; wrought iron or steel mesh gates.
- Garages with double timber, hinged doors and pediment top. Dual concrete wheel treads with lawn centre strips.

Post-war brick veneer houses (c.1940-c.1965)

- Consistent front and side set-backs.
- Hipped, medium-pitched glazed terracotta roofs. Double, triple and quadruple-fronted variations of asymmetrical L-shaped plan.
- Verandahs along the house front, sometimes with timber pergola; or porch with curved flat hood; both types with concrete floor and steps, and occasionally tiled.
- Cream brickwork, or (later) salmon coloured (wire-cut) brickwork. Contrasting manganese brick string courses, window sills, and detailing variously around windows, chimneys, fence tops.
- Prominent chimneys, some with curved ‘waterfall’ tops.
- Large steel-framed, street-facing casement windows, including some as corner windows.
- Decorative wrought ironwork used for fence trims, gates, front veranda/porch railing and supports, and for details such as house numbers or names.
- Low brick front fence in matching brick colour with castellated top or manganese coping and slightly raised piers.
- Concrete driveways or drives with concrete treads and lawn centre strips. Matching brick single-car garage sometimes attached to side of house.

Post-war and Mid-century Modernist houses (c.1955-c.1975)

- Flat or low pitch skillion roofs, and gabled roof forms; metal or terra cotta roof cladding, concealed roof gutters and wide eaves.
- Planar and geometric forms. Horizontal or low-line emphasis.
- Interest in spatial arrangement.
- Grey or cream brick, sometimes in combination with timber. Textured concrete.
- Minimal applied decoration.
- Aluminium-framed sliding windows or timber awning windows.
- Carports and garages integrated with the house design.
- Fenceless gardens.
- Naturalistic brick paving and rock gardens: interest in the environment.
- Post-war Migrant houses (c.1955-c.1975):
- Hipped, medium-pitched glazed terracotta roofs. Double, triple and quadruple-fronted
- variations of asymmetrical L-shaped plan.
- Brick fabric with terracotta roof tiles.
- Terrace or veranda, featuring paving/tiles.
- Large aluminium-framed windows.
- Classical references.
- Conspicuous use of concrete and/or terrazzo.
- Prominent front fence.

Post-war Flats (c.1960-c.1970)

- Two-storey construction in long, rectangular corridor plan situated to one side of allotment to allow for carparking spaces and driveway.
- Cream brick, or wire-cut salmon coloured or brown brick walls; manganese brick detail.
- Contrasting panels on front elevation or at entrance applied in render, concrete, or brown brick.

- Steel casement windows, or aluminium frame sliding windows.
- Flat metal or tiled hipped roof.
- External cantilevered stairs and balcony with wrought ironwork, or internal stairs with stair-hall.
- Besser concrete brick screens.
- Amber coloured decorative glazing.
- Low, brick front fence.
- Concrete paving for resident's cars, and minimal garden.

How is it significant?

The West Footscray Inter-war and Post-war Residential Precinct is of local historical, architectural (representative) and aesthetic significance to the City of Maribyrnong.

Why is it significant?

The West Footscray Inter-war and Post-war Residential Precinct is of historical significance as a tangible illustration of the history of suburban growth in West Footscray through the inter-war and post-war periods. The single storey weatherboard and brick veneer houses in garden settings represent the increasingly achievable goal of home-ownership during these periods to average working Australians and newly arrived migrants. The small number of blocks of flats illustrate the reality of post-war housing shortages in West Footscray and the emergence in Melbourne's suburbs of a new type of urban home and way of living. (Criterion A)
The West Footscray Inter-war and Post-war Residential Precinct is of architectural (representative) significance for its free-standing, single storey housing, which is highly representative of the inter-war and post-war periods with variations of bungalow forms expressed in popular Californian, Austere and Brick Veneer styles. The houses create homogenous streetscapes with consistent garden setbacks and side-drives. The precinct's conventional brick veneer houses, most notably those in Rondell Avenue and Berthandra Court, are quintessential examples of a ubiquitous built form that is now celebrated as a symbol of suburbia. (Criterion D)
The West Footscray Inter-war and Post-war Residential Precinct's examples of Post-war Brick Flats demonstrate the principal characteristics of the easily recognised two-storey walk-up blocks which proliferated as a new built form throughout Melbourne's suburbs during the 1960s and 1970s. (Criterion D)
The West Footscray Inter-war and Post-war Residential Precinct's small number of project houses are representative examples of the good quality, affordable homes constructed by a growing number of building companies and architecturally aware owners seeking alternative designs to the standard 1960s brick veneer. (Criterion D)
The West Footscray Inter-war and Post-war Residential Precinct's scattering of double and triple-fronted brick veneer houses built or modified by post-war migrants are representative of a visually definitive style which interprets the Australian vernacular. (Criterion D)
The West Footscray Inter-war and Post-war Residential Precinct is of aesthetic significance for the visual qualities of many of its houses relating to their form, scale, setting and unity and for the physical characteristics of design, technology and materials that identify their style and period of construction. (Criterion E)

12.1 Post exhibition changes

Council proposed to re-classify the rear south west portion of 6 Rondell Avenue as non-contributory.

12.2 The issues

The issues are whether the:

- precinct meets the threshold for local heritage significance to justify the application of the Heritage Overlay
- precinct boundary is appropriate.

12.3 Evidence and submissions

A total of 14 submissions[13] were received for the precinct. These were spread across all five streets that comprise the precinct.

The concerns raised by objecting submitters include the:

- dwellings are not of heritage significance
- condition of the buildings is poor and they require significant upkeep
- imposition of controls is an unnecessary burden on property owners
- controls will reduce the value of the properties and limit future development options.

The owner of 10 Neil Street, West Footscray expressed the following concern:

> We are not supportive of a heritage overlay on the identified properties nor are we supportive of planning restrictions that prevent changes to the facades of properties, removal of chimneys, prescription of roofing material or colour.
> The heritage overlay would provide unnecessary cost, administrative burden, complexity and complication for residents.

The owner of 2 Berthandra Court, West Footscray supported the Amendment and considered the street was *"unique in the fact that all of the houses are still in original form from when they were initially built in the 1950s/60s. I find most streets have had some development over the years however our street is relatively untouched and I think it is important to let us remain as such to retain a glimpse of past architecture."* Another supporting was the owner of 2 Berthandra Court, West Footscray who considered:

> Having protections for these sorts of buildings is something which always pays dividends down the track. Having people conserve the style and essence of the area leads to a greater sense of consistency and shared community.

The owner of 13 Rondell Avenue, West Footscray considered:

> I love the streetscape of Rondell Avenue and also the many others identified as special in West Footscray and feel very strongly about protecting these unique older homes in these locations from being either demolished or inappropriately developed.

The owner of 6 Rondell Avenue, West Footscray confirmed that three units were being constructed to the rear of 6 Rondell Avenue and requested the heritage Overlay be removed.

In response to some submissions, it was the evidence of Ms Peters that:

- 17 Rondell Avenue is one of three similar houses *"designed to match the other earlier cream brick, tiled houses on Rondell Avenue"* constructed in 1972 and is contributory to the precinct
- the rear south west portion of 6 Rondell Avenue should retain the Heritage Overlay but be classified as non-contributory
- 8 First Street *"is highly representative of the inter-war and post-war periods with variations of bungalow forms expressed in popular Californian, Austere and Brick Veneer styles. The houses create homogenous streetscapes with consistent garden setbacks and side-drives*" and is contributory to the precinct
- 1 Berthandra Court *"is a very intact example of a ca. 1965-70 Post-war brick veneer with attractive design features in a very intact streetscape with 100 per cent contributory properties"*
- 10 Neil Street *"is a very intact inter-war bungalow"* and is contributory to the precinct.

[13] Numbers 7, 9, 28, 38, 56, 65, 74, 79, 104, 112, 118, 127, 137 and 192

12.4 Discussion

As discussed in Chapter 3 the Panel has expressed some concern with categorising precincts as both inter and post-war which tends to consider too many places as contributory. West Footscray is not one of them. It is a generally contiguous precinct where most of the streets are restricted to one era of development. The Panel considers as a precinct it shows evidence of growth of West Footscray with streets that are generally intact with very few non-contributory properties. First Street and Hartley Avenue are inter-war streets. Rondell Avenue and Berthandra Court are post-war streets and Neil Street has an interesting mix of both eras which individually contain properties that indicate a transition between the two eras.

The Panel agrees with Council's consideration of submissions for 10 Neil Street, 1 Berthandra Court, 17 Rondell Avenue and 8 First Street as they are clearly of the era of significance and their removal from the Heritage Overlay would diminish the integrity of the precinct. The Panel agrees with Ms Peters that the rear south west portion of 6 Rondell Avenue should be classified as non-contributory.

The Panel's inspection of the precinct raised several additional issues:

- 18 Neil Street is a brown brick dwelling constructed in a 1980s form outside of the post-war era. It is identified as contributory but should be classified as non-contributory.
- 5 Neil Street is vacant and should be classified as non-contributory.
- 4 Rondell Avenue contains a set of six 1970s or 1980s single storey units which should be classified as non-contributory.
- 14 Rondell Avenue retains the cream brick veneer dwelling at the front of the site but has several units constructed to the rear outside of the era of significance. The units to the rear should be classified as non-contributory.
- 1 First Avenue should be removed from the precinct as it is non-contributory and is at the periphery of the precinct.
- 3 First Avenue contains a set of double storey 1980s walk up flats that should be non-contributory. As it is located next to 1 First Street the Panel considers 1 and 3 First Street should be removed from the precinct.

The Panel has addressed other general issues raised by submitters in earlier chapters of this Report.

(i) Conclusions and recommendations

The Panel concludes:

- The West Footscray precinct is a good representation of an inter-war and post-war precinct due to its mostly single era streets and low level of non-contributory properties.
- The classification of some properties should be reconsidered.

The Panel recommends:

Delete the Heritage Overlay from 1 and 3 First Street, West Footscray and reflect this in all Amendment documents, where relevant.

Re-classify 5 and 18 Neil Street, 1-6/4 Rondell Avenue, West Footscray, units under construction on the rear south west portion of 6 Rondell Avenue West Footscray, units at 14 Rondell Avenue, West Footscray (excluding the front dwelling) as non-contributory and reflect this in all Amendment documents, where relevant.

13 The drafting of the heritage design guidelines

During the Hearing Council proposed changes to the heritage design guidelines. The Panel appreciates the willingness of Council to update the heritage design guidelines in response to issues raised by the Panel and submitters. Given the extent of these changes and the difficulty in tracking them from the exhibited version, the Panel has decided to adopt the latest versions (Documents 56, 57, 58, 59, 60, 61, 62 and 63).

During the Hearing there was considerable discussion on the heritage design guidelines that focussed on how guidelines for rear extensions, use of materials, reference to eras, and use of solar panels should be drafted. This was an iterative process and generally the Panel considers the heritage design guidelines would be improved further by:

- using consistent drafting of the same design guideline in each precinct instead of different versions of the same one
- clarifying when a guideline is specific to a contributory building in the precinct
- using diagrams to convey more clearly how appropriate forms of second storey additions should be considered. This should include a diagram for each of the predominant roof types and pitches in the precinct.

The Panel considers the Bottomley's Paddock precinct heritage design guidelines should be retained but should be amended to refer specifically to each of the 'sub-precincts'.

Where the Panel has recommended a change to a precinct it has carried this change forward to the heritage design guidelines. For instance, where a precinct is recommended to be abandoned as a whole (e.g. Centennial and Duke precinct) there are no heritage design guidelines and where a street or streets or specific properties or housing styles are not supported as being significant this is reflected in the heritage design guidelines.

Appendix D contains the panel-preferred versions of the heritage design guidelines.

Recommendation

The Panel recommends:

Adopt the Council versions of the Heritage Design Guidelines for each precinct (Documents 56, 57, 58, 59, 60, 61, 62 and 63).

Amend the heritage design guidelines to use consistent drafting across precincts, to clarify when a guideline is specific to a contributory property and use diagrams and revised text to clarify the intent of the second storey additions guidelines as shown in Appendix D.

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Appendix A Submitters to the Amendment

No.	Submitter	No.	Submitter
1 and 8	Diana Neville	34	Steven Curry
2	Slavko Stefanovski	35	Russel Rodrigues
3	Benjamin Lee	36	Thomas Augustine
4	Greg Buhagiar	37	Laresa Kosloff
5	Environment Protection Authority Victoria	38	Cynthia Weinstein
6	Amanda Millar	39	Dianna Janes
7	Yixuan Wang	40	Sarah Tabone
9	Marc Mengoni	41	Sandra Sim
10	Justin Mansfield	42	Grace Sorgente
11	Laura Kirkland	43	Michelle Madden
12	Aimee Thorpe	44	David Ruzicka
13	Candice Halfpapp	45	Jennifer Pjekne-Ruzicka
14	Natasha Mitchell	46	Penelope Chai
15	Jacob Littlepage	47	Corey Innes
16	Rui Seguchi-Vos	48	Binh An Truong
17	Jonte Shaw	49	Ashling James
18	Gillian Armstrong	50	Elaine Langham
19	Thach Bao Nguyen	51	Louise Stirling
20	Quyen Bui	52	David Land
21	Melissah	53	Kathryn May Pickering
22	Casey William Wright	54	Erin Kaitler
23	Nicki Jankovski	55	Mark O'Brien
24	Amal Pulickal Sathyan	56	Van Ton Ngo
25	Ni Pl	57	Maria Harelas and Joanna Harelas
26	Nicolas Nicolas and Almaz Nicolas	58	Regan Kerekere
27	Lisa Palmer	59	Shannon Devenish
28	Emma Richardson	60 and 130	Rocco Cipriano
29	Mitchell Duggan-Hulands	61	Julia Downes
30	Thomas Allan	62	Quoc Bao Ly
31	Jin Yew Ooi	63	Ludmila Liga
32	Natalie Land	64	Jacqueline Glover
33	Deb Adams	65	Mario Farrugia

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No.	Submitter	No.	Submitter
66	Huy van Lam	100	Jim Gray
67 and 69	Dane Burton	101	Patrick Smardon
68	Mark Saines	102	Jaime Khoo
70	Tom Marshall	103	Lynn Pham and Hung Truong
71	Jasmina and Nabin	104	Elizabeth Tzimos
72	Gabriel Ung	105	Renee Jones
73	Desley Mather	106	Laura Talevski
74	Justin Andrew Willee	107	Esther Conrad
75	Angela Sparks	108	Reny Wibowo
76	Scott Rice	109	Jason Moore
77	Brendan Dempsey	110	Beverley Cox
78	Minh Khang Bui	111	Mara Putnis
79	Sam Lockart	112	Cordelia Reeves
80	Julia	113 and 142	Sarita Chand
81	Zhe Li	114	Chun Man Leung
82	Energy Safe Victoria	115	Dolly Thai
83	Domenica Crea	116	Stacey Eccles
84	Tam Nguyen and Vien Le	117	Morgan Rose
85	Russell Scott	118	Greg and Nicole Parsons
86	Stephanie Thai	119	S Puri and S Tandon
87	James Fox	120	Binh Pham
88	Kym Stanley	121	Ange K V
89	Helen Frede	122	Arthur Richardson
90	Bart Fine	123	Greater Western Water
91	Helen Huish	124	Kimberley Polkinghorne
92	Ben Richards	125	Michel Carabott
93	Ian and Suzanne Morrison	126	Phoebe Churches
94	Christina Mavrakis	127	Anushia Bleazby
95	Ali Abdallah and Gullinar Gafar	128	Pavel and Maria Iuscu
96	Tara De Pasquale	129	Hung Ho
97	Blazenka Lijovic	131 and 140	Chris Xuereb
98	Richard Hirsch	132	Chris Jones
99	Ashley King	133	Nicholas Rush and Julie Manton

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No.	Submitter	No.	Submitter
134	Rachel Reggars	169	Michael Wang
135	Philippe Le	170	Bernard John O'Connor
136	Hugh Basset	171	Fulvia Di Blasi
137	Beth Jaworski	172	Catherine Prestia-Nigro
138	Fiona Goodison	173	Giorgio Prestia-Nigro
139	Tim Candler	174	Greg Ireton and Kate Taylor
141 and 150	Vas Banschikov	175	Julianna Green
143	Trent La Franchi	176	Han Thai
144	Duy Tien Dinh	177	Michelle Mair
145	Peco Gorceski	178	National Trust of Australia (Victoria)
146	Julia Bentley	179	Theresa Achkar
147	Jeff Testa	180	Anne Jacobs
148	Leila Farahani	181	Rob Crittenden
149	Jarrod Richardson	182	Chris Papas
151	Megan Donne	183	Elena Pereyra
152	Chris Chrystiuk	184	Minh Duong
153	Nick McIntosh and Laura Skazlic	185	Evan Bard-Brucker
154	Marie O'Connor and Cemil Yigit	186	Sara Debek
155	Cassandra Ong	187	Gemma Kostiw, Nellie Kostiw and Trevor Elliot
156	John Duong	188	Rebecca and Paul Gregg
157	Stephen Bourchier	189	YingXiu Liu
158	Katherine Taylor and Greg Ireton	190	Cecily Hollingsworth
159	Richard Sbrana	191	Rachel Swalwell and Nat Presutto
160	Alex Heddles	192	Greg Millsom
161	Shih Han Ong	193	Van Thiem Do
162	Cameron Goodison	194	Kingsley O'Connor
163	Teresina Putrino	195	Sam Blease
164	Leka Kocovic	196	Doris Muscat
165	Elissa O'Sullivan	197	Laura Newland
166	Randall Teo	198	Nicholas Aronnax and Anastasia Ward-Davies
167	D and G Cardillo	199	Nick Page
168	Con Constantinou		

Appendix B Parties to the Panel Hearing

Submitter	Represented by
Maribyrnong City Council	Represented by Briana Eastaugh and Zina Teoh of Maddocks Lawyers, who called expert evidence on: - heritage from Sera-Jane Peters of Heritage Alliance.
Anushia Bleazby	
Arthur and Rhonda Richardson	
Bernie O'Connor	
Binh Pham	
Cameron Goodison	
Cassandra Ong	
Chris Chrystiuk	
Christopher Xuereb	
Con Constantinou	
David and Jennifer Ruzicka	
Elizabeth Tzimos	
Gemma Kostiw	
Grace Sorgente	
Greg Parsons	
Han Thai	
Hung Ho	
Jin Yew Ooi	
Kate Taylor and Greg Ireton	
Khang Bui	
Kym Stanley	
Leila Farahani	
Marc Mengoni	
Mark Saines	Ruth Cockerton
Minh Duong	
Morgan Rose	
Nicholas Rush	
Paul and Rebecca Gregg	
Philippe Le	
Randall Teo	

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Submitter	Represented by
Renee Jones	Mark Bartley of HWL Ebsworth
Rob Crittenden	
Rocco Cipriano	Samantha Cipriano
Saurabh Puri	
Stephanie Thai	
Stephen Bourchier	
Steven Curry	
Terisina Putrino	
Theresa Achkar	
Tim Candler	
Vas and Laura Banschikov	
Xuelin (Shirley) Qiao and Zhe Li	

Appendix C Document list

Version 7: 13 December 2022

No.	Date	Description	Presented by
001	4 Oct 2022	Directions Hearing Letter	Planning Panels Victoria (PPV)
002	14 Oct 2022	Information requested following Directions Hearing	"
003	24 Oct 2022	Directions and Timetable	"
004	4 Nov 2022	Letter from Council enclosing requested documents	Maribyrnong City Council (Council)
005	"	West Footscray Neighbourhood Plan	"
006a	"	Fieldwork survey sheet – 1-14 Centennial Street	"
006b	"	Fieldwork survey sheet – Batman Street	"
006c	"	Fieldwork survey sheet – Berthandra Court	"
006d	"	Fieldwork survey sheet – Bottomley's Paddock precinct – Barton Street	"
006e	"	Fieldwork survey sheet – Bottomley's Paddock precinct – Hope Street	"
006f	"	Fieldwork survey sheet – Bottomley's Paddock precinct – Molesworth Court	"
006g	"	Fieldwork survey sheet – Bottomley's Paddock precinct – Napoleon Street	"
006h	"	Fieldwork survey sheet – Bottomley's Paddock precinct – Palmerston Street	"
006i	"	Fieldwork survey sheet – Bottomley's Paddock precinct – Stanley Street	"
006j	"	Fieldwork survey sheet – Bottomley's Paddock precinct – Tucker Street	"
006k	"	Fieldwork survey sheet – Bottomley's Paddock precinct – View Street	"
006l	"	Fieldwork survey sheet – Bottomley's Paddock precinct – Wallace Street	"
006m	"	Fieldwork survey sheet – Bottomley's Paddock precinct – Wellington Street	"
006n	"	Fieldwork survey sheet – Coral Avenue	"
006o	"	Fieldwork survey sheet – Creswick Street North	"
006p	"	Fieldwork survey sheet – Creswick Street South	"
006q	"	Fieldwork survey sheet – Dempster Street	"
006r	"	Fieldwork survey sheet – Duke Street	"

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No.	Date	Description	Presented by
006s	"	Fieldwork survey sheet – Eden Street	"
006t	"	Fieldwork survey sheet – First Street	"
006u	"	Fieldwork survey sheet – Fontein Street	"
006v	"	Fieldwork survey sheet – Gwelo Street	"
006w	"	Fieldwork survey sheet – Hansen Street & Robbs Road	"
006x	"	Fieldwork survey sheet – Hartley Avenue	"
006y	"	Fieldwork survey sheet – La Trobe Street	"
006z	"	Fieldwork survey sheet – MacPherson Street north	"
006aa	"	Fieldwork survey sheet – MacPherson Street south	"
006ab	"	Fieldwork survey sheet – McCubbin Street	"
006ac	"	Fieldwork survey sheet – Naismith Street	"
006ad	"	Fieldwork survey sheet – Neil Street	"
006ae	"	Fieldwork survey sheet – Nesnah Street	"
006af	"	Fieldwork survey sheet – Rondell Avenue	"
006ag	"	Fieldwork survey sheet – Sredna Street	"
006ah	"	Fieldwork survey sheet – Summerhill Road mid	"
006ai	"	Fieldwork survey sheet – Summerhill Road north	"
006aj	"	Fieldwork survey sheet – Summerhill Road south	"
007	"	Map of submitters	"
008	11 Nov 2022	Council's Part A Submission	Council
008a	"	Appendix A(1) – Map of the proposed heritage precincts	"
008b	"	Appendix A(2) – Map of existing and proposed zones	"
008c	"	Appendix A(3) – Map of key existing and proposed overlays	"
008d	"	Appendix A(4) – Map showing properties in the Amendment not subject to interim controls	"
008e	"	Appendix B(1) – West Footscray Heritage Feasibility Study 2019	"
008f	"	Appendix B(2) – Maribyrnong Heritage Plan 2002	"
008g	"	Appendix B(3) – Maribyrnong Housing Strategy 2011	"
008h	"	Appendix B(4) – Draft Maribyrnong Housing Strategy 2018	"
008i	"	Appendix C(1) – Report to City Development Special Committee (consideration of feedback on draft WFNP)	"
008j	"	Appendix C(1) – Minutes of Council's City Development Special Committee	"

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No.	Date	Description	Presented by
008k	"	Appendix C(2) – Report to City Development Delegated Committee (authorisation of Amendment)	"
008l	"	Appendix C(2) – Minutes of City Development Delegated Committee	"
008m	"	Appendix C(3) – Delegate Report signed 21 September 2022 (consideration of submissions to the Amendment and referral to Panel)	"
008n	"	Appendix C(3) – Attachment 1 to Delegate Report – Copy of all submissions (redacted)	"
008o	"	Appendix C(3) – Attachment 2 to Delegate Report – Key issues in submissions and response	"
008p	"	Appendix C(3) – Attachment 3 to Delegate Report – Summary of each submission and response	"
008q	"	Appendix C(3) – Attachment 4 to Delegate Report – Heritage Alliance response to submissions	"
008r	"	Appendix D(1) – Letter from DELWP authorising Amendment	"
008s	"	Appendix D(2) – Summary of current permit applications relating to the Amendment land	"
009	"	Expert witness statement of Sera-Jane Peters	Council
009a	17 Nov 2022	Addendum to expert witness statement of Sera-Jane Peters	"
010	21 Nov 2022	Council's Part B Submission	Council
010a	"	Index of attachments	"
010b	"	Attachment 1 – Clause 15.03 (Heritage)	"
010c	"	Attachment 2 – Clause 21.01 (Housing Framework Plan)	"
010d	"	Attachment 3 –Clause 21.04 (Settlement)	"
010e	"	Attachment 4 – Clause 21.06 (Built Environment and Heritage)	"
010f	"	Attachment 5 – Clause 21.07 (Housing)	"
010g	"	Attachment 6 – Clause 21.14 (Further Strategic Work)	"
010h	"	Attachment 7 – Clause 22.01 (Cultural Heritage Policy)	"
010i	"	Attachment 8 – Clause 22.05 (Preferred Neighbourhood Character Statements)	"
010j	"	Attachment 9 – Clause 32.09 – Neighbourhood Residential Zone	"
010k	"	Attachment 9 – Schedule 1 to the NRZ	"

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No.	Date	Description	Presented by
010l	"	Attachment 10 – Clause 36.02 – Public Park and Recreation Zone	"
010m	"	Attachment 10 – Schedule to the PPRZ	"
010n	"	Attachment 11 – Planning Practice Note 1 Applying the Heritage Overlay (PPN1)	"
010o	"	Attachment 12 – Planning Practice Note 91 Using the residential zones (PPN91)	"
010p	"	Attachment 13 – Advisory Committee Report on the Review of Heritage Provisions in Planning Schemes (August 2007)	"
010q	"	Attachment 14 – Boroondara C55 (PSA) [2007] PPV 8 (Camberwell Station HO)	"
010r	"	Attachment 15 – Boroondara C266 [2018] PPV 63 (5 July 2018)	"
010s	"	Attachment 16 – Boroondara C274 Part 2 [2018] PPV 99 (17 October 2018)	"
010t	"	Attachment 17 – Cardinia C242 (PSA) [2019] PPV 25	"
010u	"	Attachment 18 – Darebin C203dare (PSA) [2022] PPV	"
010v	"	Attachment 19 – Glen Eira (PSA) C214glen [2021] PPV 72	"
010w	"	Attachment 20 – Latrobe C14 (PSA) [2010] PPV 53 (19 May 2010)	"
010x	"	Attachment 21 – Melbourne C387melb (PSA) [2021] PPV 89	"
010y	"	Attachment 22 – Moonee Valley C200moon [2021] PPV 7	"
010z	"	Attachment 23 – Moreland C129 (PSA) [2013] PPV 11	"
010aa	"	Attachment 24 – Mornington Peninsula C262morn Part 2 [2021] PPV 19	"
010ab	"	Attachment 25 – Explanatory Report for Amendment C31	"
010ac	"	Attachment 26 – Explanatory Report for Amendment VC226	"
010ad	"	Attachment 27 – Tracked changes version of clause 43.01 showing Amendment VC226 changes	"
010ae	"	Attachment 28 – Maribyrnong Heritage Review 2000 Volume 2 - Environmental History City of Maribyrnong	"
010af	"	Attachment 29 – Minister's Reasons for Decision to Exercise Power of Intervention in Amendment VC226	"
011	"	Version 1 Document List	PPV

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No.	Date	Description	Presented by
012	22 Nov 2022	Submission of David Ruzicka and Jennifer Pjekne-Ruzicka	David Ruzicka and Jennifer Pjekne-Ruzicka
012a	"	Summary presentation of David Ruzicka and Jennifer Pjekne-Ruzicka	"
013	"	Summary speaking notes of Sera-Jane Peters	Council
014a	"	Heritage Design Guidelines HO218 West Footscray Precinct – Council markup showing additional changes	"
014b	"	Heritage Design Guidelines HO217 Tottenham Precinct – Council markup showing additional changes	"
014c	"	Heritage Design Guidelines HO216 Summerhill Road – Council markup showing additional changes	"
014d	"	Heritage Design Guidelines HO215 Naismith & McCubbin Streets – Council markup showing additional changes	"
014e	"	Heritage Design Guidelines HO214 Laughtons Precinct – Council markup showing additional changes	"
014f	"	Heritage Design Guidelines HO213 Hansen Precinct – Council markup showing additional changes	"
014g	"	Heritage Design Guidelines HO212 Centennial & Duke Streets – Council markup showing additional changes	"
014h	"	Heritage Design Guidelines HO211 Bottomleys Paddock – Council markup showing additional changes	"
015	"	Submission of Renee Jones	Renee Jones
016	"	Submission of Saurabh Puri	Saurabh Puri
017	23 Nov 2022	Presentation of Leila Farahani	Leila Farahani
018	"	Submission of Rocco and Samantha Cipriano	Rocco and Samantha Cipriano
019	"	Version 2 Document List	PPV
020	"	Submission of Randall and Cathy Teo	Randall Teo
021	"	Submission of Cameron Goodison	Cameron Goodison
022	"	Submission of Steven Curry	Steven Curry
023	"	Submission of Philippe Le	Philippe Le
024	"	Submission of Stephanie Thai	Stephanie Thai
025	"	Submission of Vas and Laura Banschikov	Vas and Laura Banschikov
026	"	Submission of Nicholas Rush	Nicholas Rush

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No.	Date	Description	Presented by
026a	"	Georgilopoulos v Valuer General - Victoria [2021] VCAT 1561	"
027	"	Submission of Kym Stanley	Kym Stanley
028	"	Submission of Khang Bui	Khang Bui
028a	"	Presentation of Khang Bui	"
029	24 Nov 2022	Submission of Morgan Rose	Morgan Rose
030	"	Version 3 Document List	PPV
031	"	Survey of Post-War Built Heritage in Victoria: Stage One	Cameron Goodison
032	"	Video presented by Kate Taylor and Greg Ireton	Kate Taylor and Greg Ireton
033	27 Nov 2022	Submission of Chris Chrystiuk	Chris Chrystiuk
034	"	Submission of Paul and Rebecca Gregg	Paul and Rebecca Gregg
035	"	Submission of Xuelin (Shirley) Qiao and Zhe Li	Xuelin (Shirley) Qiao and Zhe Li
036	"	Submission of Tim Candler and Cassandra Ong	Tim Candler and Cassandra Ong
037	"	Submission of Han Thai (updated version provided 28 Nov 2022)	Han Thai
038	"	Submission of Marc Mengoni	Marc Mengoni
039	"	Submission of Elizabeth Tzimos	Elizabeth Tzimos
040	"	Submission of Jin Yew (David) Ooi	Jin Yew (David) Ooi
041	28 Nov 2022	Submission of Binh Pham	Binh Pham
042	"	Request to reschedule Council's closing submission	Council
043	"	Version 4 Document List	PPV
044	"	Submission of Con Constantinou	Con Constantinou
045	"	Submission of Anushia Bleazby	Anushia Bleazby
046	"	Further Direction and Version 3 Timetable	PPV
047	"	Submission of Greg Parsons	Greg Parsons
047a	"	Structural engineer's report – marked up	"
048	"	Submission of Arthur and Rhonda Richardson	Arthur and Rhonda Richardson
049	29 Nov 2022	Submission of Hung Ho	Hung Ho

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No.	Date	Description	Presented by
050	"	Version 5 Document List	PPV
051	5 Dec 2022	Letter from Council enclosing updated maps	Council
051a	"	Updated map – HO211	"
051b	"	Updated map – HO218	"
051c	"	Updated map – HO217	"
051d	"	Updated map – HO216	"
051e	"	Updated map – HO215	"
051f	"	Updated map – HO214	"
051g	"	Updated map – HO213	"
051h	"	Updated map – HO212	"
052	8 Dec 2022	Council's closing submission	Council
052a	"	Index to documents	"
052b	"	HO1 Angliss Housing Estate Heritage Area Statement of Significance	"
052c	"	HO5 Munition Works Housing Heritage Area Statement of Significance	"
052d	"	HO8 Queensville Estate Heritage Area Statement of Significance	"
052e	"	HO11 Upper Footscray Residential Heritage Area Statement of Significance	"
052f	"	Building Permit – 23 Creswick Street Footscray (house)	"
052g	"	Building Permit – 23 Creswick Street Footscray (garage)	"
052h	"	Building Permit – 32 Commercial Road (house)	"
052i	"	Heritage Design Guidelines HO211 Bottomleys Paddock Exhibition – v2 – Council markup	"
052j	"	Heritage Design Guidelines HO212 Centennial _ Duke Sts Exhibition – v2 – Council markup	"
052k	"	Heritage Design Guidelines HO213 Hansen Precinct Exhibition Exhibition – v2 – Council markup	"
052l	"	Heritage Design Guidelines HO214 Laughtons Precinct Exhibition – v2 – Council markup	"
052m	"	Heritage Design Guidelines HO215 Naismith and McCubbin Sts Exhibition – v2 – Council markup	"
052n	"	Heritage Design Guidelines HO216 Summerhill Road Exhibition – v2 – Council markup	"
052o	"	Heritage Design Guidelines HO217 Tottenham Precinct Exhibition – v2 – Council markup	"

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No.	Date	Description	Presented by
052p	"	Heritage Design Guidelines HO218 West Footscray Precinct Exhibition – v2 – Council markup	"
052q	"	Notification of the Amendment – combined letters	"
052r	"	Translation services sheet	"
052s	"	Information brochures – combined	"
052t	"	Table with status of permit applications for demolition lodged after interim controls came into effect (5 December 2022)	"
052u	"	Email chain re. 1 Berthandra Court – Application update (redacted)	"
052v	"	Email chain re. 1 Berthandra Court – Notice of refusal	"
052w	"	Refusal Letter – 1 Berthandra Court West Footscray	"
052x	"	Refusal Notice – 1 Berthandra Court West Footscray	"
052y	"	HO217 PAO VicRoads location	"
052z	"	Maribyrnong C92 (PSA) [2012] PPV 8	"
052aa	"	Boroondara C318boro (PSA) [2020] PPV 42	"
052ab	"	Glen Eira C182glen (PSA) [2019] PPV 36	"
053	9 Dec 2022	Version 6 Document List	PPV
054	12 Dec 2022	Amended Endorsed Plans – 8 Centennial Street, West Footscray	Council
055	"	Endorsed Plans – 63 Hansen Street, West Footscray	"
056	"	Maribyrnong C172mari Heritage Design Guidelines HO211 Bottomleys Paddock – v3 Council markup	"
057	"	Maribyrnong C172mari Heritage Design Guidelines HO212 Centennial and Duke Sts – v3 Council markup	"
058	"	Maribyrnong C172mari Heritage Design Guidelines HO213 Hansen Precinct – v3 Council markup	"
059	"	Maribyrnong C172mari Heritage Design Guidelines HO214 Laughtons Precinct – v3 Council markup	"
060	"	Maribyrnong C172mari Heritage Design Guidelines HO215 Naismith and McCubbin Sts – v3 Council markup	"
061	"	Maribyrnong C172mari Heritage Design Guidelines HO216 Summerhill Road – v3 Council markup	"
062	"	Maribyrnong C172mari Heritage Design Guidelines HO217 Tottenham Precinct – v3 Council markup	"
063	"	Maribyrnong C172mari Heritage Design Guidelines HO218 West Footscray Precinct – v3 Council markup	"

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Appendix D Panel-preferred versions of the heritage design guidelines

Bottomley's Paddock Inter-war and Post-war Residential Precinct, Heritage Design Guidelines (February 2022)

Heritage Place:	Bottomley's Paddock Inter-war and Post-war Residential Precinct comprising: • Palmerston Street Inter-war Residential Precinct • Tucker Street Inter-war Residential Precinct • Wallace Street Inter-war Residential Precinct • Molesworth Court Inter-war and Post-war Residential Precinct • Hope to View Streets Inter-war and Post-war Residential Precinct.	**PS ref no:**	HO211

Conservation

1. Contributory external fabric of the inter-war and post-war era including materials, form and settings should be conserved and enhanced.
2. Contributory inter-war dwellings should be conserved and enhanced as a physical expression of the inter-war development of West Footscray and Maidstone.
3. Contributory post-war Austere houses should be conserved and enhanced as a physical expression of the post-war development of Maidstone.
4. Contributory post-war brick veneer houses should be conserved and enhanced as a physical expression of the later post-war development of West Footscray.
5. Contributory post-war Migrant houses should be conserved and enhanced as a physical expression of the later post-war development of West Footscray.

Demolition or removal

6. Contributory buildings or significant elements of contributory buildings visible from the street of the inter-war and post-war eras should not be demolished or removed, unless it is in order to restore or repair original elements.
7. Alterations and additions should avoid demolition of contributory elements of a heritage place.

Building design and form

8. Retain and reinstate verandah and porch designs on contributory buildings from the Inter-war era.

9. Retain and reinstate verandah and porch designs on contributory buildings from the Post-war era.
10. Retain and reinstate original roof materials (iron, terracotta and concrete tiles and metal simulated tile sheeting) and colours on contributory buildings. Colorbond or similar sheeting is not an acceptable alternative to unpainted galvanised iron roofs.
11. Original chimneys on contributory buildings should be retained.
12. Retain and reinstate weatherboard wall cladding and colour schemes on contributory buildings from each era.
13. Retain brickwork with dichromatic patterning, tapestry brick detailing and contrasting manganese brickwork around windows, chimneys and fences on contributory buildings from the post-war era.
14. Retain and reinstate original glass shopfronts, parapets and cantilever verandah designs on contributory buildings of the inter-war era, of the two shop-houses in the Palmerston inter-war residential precinct.
15. Retain and reinstate window designs on contributory buildings from the inter-war and post-war era.
16. Second storey additions to contributory buildings should:
    a. be substantially setback from the front façade and main roof ridge line in order to retain the identity of the original building and not dominate the building when viewed from the street;
    b. not replicate the period design details of the dwelling;
    c. maintain the significance and architectural expression of the original form of the dwelling and roof as viewed from the street; and
    d. respect the scale and design of the contributory building.
17. Second storey additions to non-contributory buildings should be setback from the façade of the dwelling and respect the scale of any adjacent contributory building.
18. Residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing.

Garages and crossovers

19. For places that originally had a driveway, maintain crossovers as single width, concrete that matches footpaths and limited to one per allotment.
20. Concrete driveways should be located to the side of dwellings and provision for car parking should not be made at the front of dwellings.
21. Garages and carports should be located to the rear of the dwelling, and if this is not achievable, should be recessed from the front façade of the dwelling.

Gardens and streetscapes

22. Maintain the streetscape qualities of the area which includes regular allotment sizes and single dwellings in garden settings with consistent front and side setbacks.
23. Retain bluestone kerb and gutters in Tucker, Hope and View Streets.

Fences

24. Retain, reinstate or construct low front boundary fence designs and gates from the inter-war and post-war eras.

Subdivision and additional dwellings

25. Any additional dwelling or multi-unit development on the site of a contributory building should be located to the rear of the existing dwelling with access via the existing side driveway. The new development should be low scale, visually recessive and not dominate the original house when viewed from the street.
26. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.

Primary source

Bottomley's Paddock Inter-war and Post-war Residential Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct,* Heritage Alliance, March 2021

Agenda Item 9.2 - Attachment 1

Hansen Inter-war Residential Precinct, Heritage Design Guidelines (February 2022)

Heritage Place:	Hansen Inter-war Residential Precinct	**PS ref no:**	HO213

Conservation

1. Contributory inter-war bungalows should be conserved and enhanced, and the subdivision pattern as a physical expression of the Inter-war development of West Footscray.
2. Significant and contributory external fabric of the inter-war era including materials, roof cladding, chimneys, fences, windows, verandahs, porches, driveways, bluestone pitchers, garden settings and nature strips with plantings should be conserved and enhanced.

Demolition or removal

3. Contributory inter-war bungalow buildings or significant elements of contributory buildings visible from the street should not be demolished or removed, unless it is in order to restore or repair original elements.
4. Alterations and additions should avoid demolition of contributory elements of a heritage place.

Building design and form

5. Retain and reinstate verandah and porch designs and decorative features on contributory inter-war dwellings.
6. Retain and reinstate original roof materials (iron, terracotta and concrete tiles and metal simulated tile sheeting) and colours on contributory buildings. Colorbond or similar sheeting is not an acceptable alternative to unpainted galvanised iron roofs.
7. Original chimneys on contributory buildings should be retained.
8. Retain and reinstate original weatherboard wall cladding, v-notch boards, shingling and colour schemes on contributory buildings from the inter-war era.
9. Retain and reinstate elaborate timber window designs with box-framed casements, double-hung sashes and facetted bays and bows, lead lighting and window hoods with fretted brackets on contributory buildings from the inter-war era.
10. Second storey additions to contributory buildings should:
    a. be substantially setback from the front façade and main roof ridge line in order to retain the identity of the original building and not dominate the building when viewed from the street;
    b. not replicate the period design details of the dwelling; and
    c. maintain the significance and architectural expression of the original form of the dwelling and roof as viewed from the street; and
    d. respect the scale and design of the contributory building.
11. Second storey additions to non-contributory buildings should be setback from the façade

of the dwelling and respect the scale of any adjacent contributory building.

12. Residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing.

Garages and crossovers

13. For places that originally had a driveway, maintain crossovers as single width, in concrete to match the footpaths and limited to one per allotment. Driveways should be located to the side of dwellings and car parking should not be located at the front of dwellings.
14. Garages and carports should be located to the rear of the dwelling, and if this is not achievable, should be recessed from the front façade of the dwelling.

Gardens and streetscapes

15. Maintain the streetscape qualities of the area which includes regular allotment sizes and single dwellings in garden settings with consistent front and side setbacks.
16. Retain bluestone kerb and gutters.

Fences

17. Retain, reinstate or construct low front boundary fence designs from the inter-war era. Some low brick fences and painted timber picket fences which may be later additions are acceptable where they exist already.

Subdivision and additional dwellings

18. Any additional dwelling or multi-unit development on the site of a contributory building should be located at the rear of the dwelling with access via existing side driveways. The new development should be low scale, visually recessive and not dominate the contributory building when viewed from the street.
19. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.

Primary source

Hansen Inter-war Residential Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct,* Heritage Alliance, March 2021

Agenda Item 9.2 - Attachment 1

Laughton's Post-war Residential Precinct, Heritage Design Guidelines (February 2022)

Heritage Place:	Laughton's Post-war Residential Precinct	**PS ref no:**	HO214

Conservation

1. Contributory post-war Migrant brick veneer houses should be conserved and enhanced, as a physical expression of the post-war development of Footscray.
2. Significant and contributory external fabric of the post-war era including materials, frontages, chimneys, fences, windows, porches, driveways and garages should be conserved and enhanced.

Demolition or removal

3. Contributory buildings or significant elements of the contributory post-war Migrant brick veneer buildings visible from the street should not be demolished or removed, unless it is in order to restore or repair original elements.
4. Alterations and additions should avoid demolition of contributory elements of a heritage place.

Building design and form

5. Retain and reinstate porch and terrace designs on contributory buildings from the post-war era.
6. Retain and reinstate glazed Marseilles pattern terracotta roof coverings and original colour patterns on contributory buildings.
7. Retain and reinstate face brick and dichromatic brick work in chimneys on contributory buildings.
8. Retain and reinstate face brick walls in orange, cream or brown and dichromatic patterning on contributory buildings.
9. Retain and reinstate steel window designs from the post-war era.
10. Second storey additions to contributory buildings should:
    a. be substantially setback from the front façade and main roof ridge line in order to retain the identity of the original building and not dominate the building when viewed from the street;
    b. not replicate the period design details of the dwelling; and
    c. maintain the significance and architectural expression of the original form of the dwelling and roof as viewed from the street; and
    d. respect the scale and design of the contributory building.
11. Second storey additions to non-contributory buildings should be setback from the façade of the dwelling and respect the scale of any adjacent contributory building.
12. Residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing.

Garages and crossovers

13. For places that originally had a driveway, maintain crossovers as single width, made of concrete to match footpaths and limited to one per allotment.
14. Driveways should be located to the side of dwellings and provision for car parking should not be made at the front of a dwelling.
15. Garages and carports should be located to the rear of the dwelling, and if this is not achievable, should be recessed from the front façade of the dwelling.

Gardens and streetscapes

16. Maintain the streetscape qualities of the area which includes regular allotment sizes and single dwellings in garden settings with common front and side setbacks.

Fences

17. Retain, reinstate or construct low front boundary fence designs and gates from the post-war era.

Subdivision and additional dwellings

18. Any additional dwelling or multi-unit development on site of a contributory building should be located to the rear of the dwelling with access via existing side driveways. The new development should be low scale, visually recessive and not dominate the original dwelling when viewed from the street. This does not apply to 24-28 Commercial Road.
19. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.

Primary source

Laughton's Post-war Housing Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct,* Heritage Alliance, March 2021

Agenda Item 9.2 - Attachment 1

Naismith Street Inter-war Residential Precinct, Heritage Design Guidelines (February 2022)

Heritage Place:	Naismith Street Inter-war Residential Precinct	**PS ref no:**	HO215

Conservation

1. Contributory inter-war bungalows should be conserved and enhanced, as a physical expression of the inter-war development of Footscray.
2. Gutters and kerbs of bluestone pitchers from late Victorian streetscape should be conserved and enhanced.
3. Significant and contributory external fabric of the inter-war era including materials, scale and form should be conserved and enhanced.

Demolition or removal

4. Contributory buildings or significant elements of contributory buildings visible from the street of the inter-war era should not be demolished or removed, unless it is in order to restore or repair original elements.
5. Alterations and additions should avoid demolition of contributory elements of a heritage place.

Building design and form

6. Retain and reinstate verandah and porch designs on contributory buildings from the inter-war era.
7. Retain and reinstate original roof material (iron or terracotta tile) and colours on contributory buildings. Colorbond or similar sheeting is not an acceptable alternative to unpainted galvanised iron roofs.
8. Original chimneys on contributory buildings should be retained.
9. Retain and reinstate original face brick and weatherboard wall cladding, v-notch boards and colour schemes on contributory buildings of the inter-war era.
10. Retain, restore and reinstate original timber window designs on contributory buildings from the inter-war era.
11. Second storey additions to contributory buildings should:
    a. be substantially setback from the front façade and main roof ridge line in order to retain the identity of the original building and not dominate the building when viewed from the street;
    b. not replicate the period design details of the dwelling;
    c. maintain the significance and architectural expression of the original form of the dwelling and roof as viewed from the street; and
    d. respect the scale and design of the contributory building.
12. Second storey additions to non-contributory buildings should be setback from the facade of

the dwelling and respect the scale of any adjacent contributory building.

13. Residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing.

Garages and crossovers

14. For places that originally had a driveway, maintain crossovers as single width, made of concrete to match the footpath and limited to one per allotment.
15. Driveways should be located to the side of the dwelling and provision for car parking should not be made at the front of a dwelling.
16. Garages and carports should be located to the rear of the dwelling, and if this is not achievable, should be recessed from the front façade of the dwelling.

Gardens and streetscapes

17. Maintain the streetscape qualities of the area which includes wide allotment sizes and single dwellings in garden settings with consistent front and side setbacks.
18. Retain bluestone gutters and kerbs.

Fences

19. Retain, reinstate or construct low front boundary fence designs and gates for contributory places from the inter-war era.

Subdivision and additional dwellings

20. Any additional dwelling or multi-unit development on the site of a contributory building should be located at the rear of the dwelling with access via existing side driveways. The new development should be low scale, visually recessive and not dominate the contributory building when viewed from the street.
21. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.

Primary source

Naismith Street Inter-war Housing Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct,* Heritage Alliance, March 2021

Agenda Item 9.2 - Attachment 1

Summerhill Road Inter-war and Post-war Residential Precinct, Heritage Design Guidelines (February 2022)

Heritage Place:	Summerhill Road Inter-war and Post-war Residential Precinct	**PS ref no:**	HO216

Conservation

1. Contributory inter-war bungalows, post-war houses and transitional style post-war bungalows should be conserved and enhanced, as a physical expression of the Inter-war and Post-war development of Footscray, West Footscray and Maidstone.
2. Significant and contributory external fabric of the inter-war and post-war era including materials, chimneys, fences, windows, verandahs, driveways and garden settings should be conserved and enhanced.

Demolition or removal

3. Contributory buildings or significant elements of inter-war and post-war contributory buildings visible from the street should not be demolished or removed, unless it is in order to restore or repair original elements.
4. Alterations and additions should avoid demolition of contributory elements of a heritage place.

Building design and form

5. Retain and reinstate original inter-war verandah and porch designs on contributory inter-war buildings.
6. Retain minimal post-war porch designs with flat roofs on contributory post-war buildings.
7. Retain and reinstate original roof materials (iron, concrete, terracotta) and colours on contributory buildings. Colorbond or similar sheeting is not an acceptable alternative to unpainted galvanised iron roofs.
8. Original chimneys on contributory buildings should be retained.
9. Retain, restore and reinstate face brick walls in light or mid-cream and weatherboard wall cladding and colour schemes of the contributory inter-war and post-war buildings.
10. Retain and reinstate timber window designs on contributory buildings from the inter-war and post-war eras.
11. Second storey additions to contributory buildings should:
    a. be substantially setback from the front façade and main roof ridge line in order to retain the identity of the original building and not dominate the building when viewed from the street;
    b. not replicate the period design details of the building; and
    c. maintain the significance and architectural expression of the original form of the building and roof as viewed from the street; and

d. respect the scale and design of the contributory building.

12. Second storey additions to non-contributory buildings should be setback from the façade of the building and respect the scale of any adjacent contributory building.
13. Residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing.

Garages and crossovers

14. For places that originally had a driveway, maintain crossovers as single width, in concrete and limited to one per allotment.
15. Concrete driveways should be located to the side of dwellings and provision for car parking should not be made at the front of dwellings.
16. Garages and carports should be located to the rear of the dwelling, and if this is not achievable, should be recessed from the front façade of the dwelling.

Gardens and streetscapes

17. Maintain the streetscape qualities of the area which includes regular allotment sizes and single dwellings in garden settings with consistent front and side setbacks.
18. Retain the Norfolk Island hibiscus *Lagunaria Patersonia* at the corner of Dongola and Summerhill Road.
19. Retain Kelso Lane bluestone paving.
20. Retain the bluestone kerb and gutters south of Eden Street and Summerhill Road intersection.

Fences

21. Retain, reinstate or construct low front boundary fence designs and gates from the inter-war and post-war eras.

Subdivision and additional dwellings

22. Any additional dwelling or multi-unit development on the site of a contributory building should be located at the rear of the dwelling with access via existing side driveways. The new development should be low scale, visually recessive and not dominate the contributory building when viewed from the street.
23. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.

Primary source

Summerhill Road Inter-war and Post-war Housing Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct,* Heritage Alliance, March 2021

Agenda Item 9.2 - Attachment 1

Tottenham Post-war Industrial Area Residential Precinct, Heritage Design Guidelines (February 2022)

Heritage Place:	Tottenham Post-war Industrial Area Residential Precinct	**PS ref no:**	HO217

Conservation

1. Contributory late inter-war bungalows should be conserved and enhanced, as a physical expression of the late Inter-war development of West Footscray.
2. The single weatherboard asymmetrical fronted federation bungalow at 46 Gwelo Street should be conserved and enhanced.
3. Contributory post-war Austere houses should be conserved and enhanced, as a physical expression of the post-war development of West Footscray.
4. Significant and contributory external fabric of the inter-war and post-war era buildings including materials, verandahs, windows, garden settings, driveways, chimneys and fences should be conserved and enhanced.

Demolition or removal

5. Contributory buildings or significant elements of contributory inter-war and post-war buildings visible from the street should not be demolished or removed, unless it is in order to restore or repair original elements.
6. Alterations and additions should avoid demolition of contributory elements of a heritage place.

Building design and form

7. Retain and reinstate verandah and porch designs on contributory buildings from each period.
8. Retain and reinstate original roof materials (terracotta, concrete, iron) and colours on contributory buildings. Colorbond or similar sheeting is not an acceptable alternative to unpainted galvanised iron roofs.
9. Original chimneys on contributory buildings should be retained.
10. Retain and reinstate weatherboard wall cladding and colour schemes on contributory buildings from each era. The small number of contributory face brick houses in the precinct should also be retained and should not be rendered or painted.
11. Retain and reinstate timber window designs on contributory buildings from the inter-war and post-war eras.
12. Retain and relocate to a public place the '1947 Hansen for Houses' bas relief fascia sign on 173 Sunshine Road prior to demolition of the building for roadworks.
13. Second storey additions to contributory buildings should:
    a. be substantially setback from the front façade and main roof ridge line in order to retain the identity of the original building and not dominate the building when viewed from the street;

b. not replicate the period design details of the dwelling; and

c. maintain the significance and architectural expression of the original form of the dwelling and roof as viewed from the street; and

d. respect the scale and design of the contributory building.

14. Second storey additions to non-contributory buildings should be setback from the façade of the dwelling and respect the scale of any adjacent contributory building.

15. Residential rooftop solar energy facilities should not be located on the façade of roofs that are street facing.

Garages and crossovers

16. For places that originally had a driveway, maintain crossovers as single width, concrete that matches footpaths and limited to one per allotment.

17. Concrete driveways should be located to the side of dwellings and provision for car parking should not be made at the front of dwellings.

18. Garages and carports should be located to the rear of the dwelling, and if this is not achievable, should be recessed from the front façade of the dwelling.

Gardens and streetscapes

19. Maintain the streetscape qualities of the area which includes regular allotment sizes and single dwellings in garden settings with consistent front and side setbacks.

20. Retain and reinstate rear laneways.

Fences

21. Retain, reinstate or construct low front boundary fence designs from the inter-war and post-war eras.

Subdivision and additional dwellings

22. Any additional dwelling or multi-unit development on the site of a contributory building should be located at the rear of the dwelling with access via existing side driveways. The new development should be low scale, visually recessive and not dominate the contributory building when viewed from the street.

23. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.

Primary source

Tottenham Post-war Industrial Area Housing Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct,* Heritage Alliance, March 2021

Agenda Item 9.2 - Attachment 1

West Footscray Inter-war and Post-war Residential Precinct, Heritage Design Guidelines (February 2022)

Heritage Place:	West Footscray Inter-war and Post-war Residential Precinct	**PS ref no:**	HO218

Conservation

1. Contributory inter-war bungalows should be conserved and enhanced, as a physical expression of the Inter-war development of West Footscray.
2. Contributory post-war Austere houses should be conserved and enhanced, as a physical expression of the post-war development of West Footscray.
3. Contributory post-war brick houses should be conserved and enhanced, as a physical expression of the later post-war development of West Footscray.
4. Contributory post-war and mid-century modernist houses should be conserved and enhanced, as a physical expression of the later post-war development of West Footscray.
5. Contributory post-war Migrant houses should be conserved and enhanced, as a physical expression of the later post-war development of West Footscray.
6. Contributory post-war flats should be conserved and enhanced, as a physical expression of the later post-war development of West Footscray.
7. Significant and contributory external fabric of the inter-war and post-war eras including materials, scale, form and settings should be conserved and enhanced.
8. Maintain the arrangement of two storey walk up flats with concrete driveway and informal parking arrangements to side and rear.
9. Maintain the arrangement of single storey strata units in Rondell Avenue.

Demolition or removal

10. Contributory buildings or significant elements of contributory buildings visible from the street should not be demolished or removed, unless it is in order to restore or repair original elements.
11. Alterations and additions should avoid demolition of contributory elements of a heritage place.

Building design and form

12. Retain and reinstate verandah and porch designs on contributory buildings from the inter-war era.
13. Retain and reinstate verandah and porch designs on contributory buildings from the Post-war era.
14. Retain and reinstate original roof materials (terracotta, iron or metal simulated tile sheeting) and colours on contributory buildings. Colorbond or similar sheeting is not an acceptable alternative to unpainted galvanised iron roofs.
15. Original chimneys on contributory buildings should be retained.

16. Retain and reinstate weatherboard wall cladding, v-notch boards, shingling and render from the Inter-war era and original colour schemes.
17. Retain, restore and reinstate face brick walls in red, cream, salmon or grey, some with dichromatic brickwork and manganese decorative details from the post-war era.
18. Retain, restore and reinstate window designs on contributory buildings from the inter-war and post-war eras.
19. Second storey additions to contributory buildings should:
    a. be substantially setback from the front façade and main roof ridge line in order to retain the identity of the original building and not dominate the building when viewed from the street;
    b. not replicate the period design details of the dwelling; and
    c. maintain the significance and architectural expression of the original form of the dwelling and roof as viewed from the street; and
    d. respect the scale and design of the contributory building.
20. Second storey additions to non-contributory buildings should be setback from the façade of the dwelling and respect the scale of any adjacent contributory building.
21. Residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing.

Garages and crossovers

22. For single storey places that originally had a driveway, maintain crossovers as single width, in concrete that matches footpaths and limited to one per allotment.
23. Driveways should be located to the side of dwellings and provision for car parking should not be made at the front of dwellings.
24. Garages and carports should be located to the rear of the dwelling, and if this is not achievable, should be recessed from the front façade of the dwelling.

Gardens and streetscapes

25. Retain or reinstate the un-fenced, informal front garden design of 6, 8, 10 and 11 Berthandra Court.
26. Maintain the streetscape qualities of the area which includes regular allotment sizes, in garden settings with consistent front and side setbacks.

Fences

27. Retain, reinstate or construct low front boundary fence designs and gates from the inter-war and post-war eras.

Subdivision and additional dwellings

28. Any additional dwelling or multi-unit development on the site of a contributory building should be located to the rear of the existing dwelling with access via existing side driveways. The new development should be low scale, visually recessive and not dominate the contributory building when viewed from the street.

29. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.

Primary source

West Footscray Inter-war and Post-war Residential Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct,* Heritage Alliance, March 2021

Attachment 2

Maribyrnong Amendment C172 – Council officer response to the Panel's recommendations

The Panel recommended Council adopt Amendment C172 as exhibited subject to the following changes:

No	Panel recommendation	Council officer response
General		
1	**Amend Schedule 2 to the Neighbourhood Residential Zone to rename it 'West Footscray neighbourhood residential areas.'**	**Not supported** The exhibited Schedule 2 to the Neighbourhood Residential Zone (NRZ) is called 'Heritage Areas', and includes a neighbourhood character objective *'to support development which contributes to the heritage place'*. Schedule 2 to the NRZ is proposed to apply to land affected by the Heritage Overlay (HO). The purpose of the NRZ includes managing and ensuring that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics of an area. Council's Housing Strategy identifies that properties affected by a HO or similar should be identified as limited change areas to protect their low scale character. It is not considered appropriate to retain land in NRZ that is not affected by the HO. The exhibited naming of Schedule 2 to the NRZ appropriately describes the areas it is applied to in Amendment C172. It is relevant to note that Amendment C172 affects land in Footscray and Maidstone as well as West Footscray. Therefore, the recommended schedule name does not accurately describe the area it is applied to.
2	**Amend the Statements of Significance for the Laughton's, Summerhill Road, Tottenham and Naismith and McCubbin precincts and all other descriptions in the Amendment documents to refer to them as 'residential' precincts.**	**Supported** The Laughton's, Summerhill Road, Tottenham and Naismith Street precincts have been renamed 'residential' instead of 'housing' precincts in the updated Amendment documentation in accordance with the Panel's recommendation (refer to Attachments 3, 4 and 5).

Agenda Item 9.2 - Attachment 2

3	**Amend all maps in the Statements of Significance and any other Amendment document by inserting street numbers for each property.**	**Supported** The maps in the Statements of Significance have been updated to include street numbers for each property in accordance with the Panel's recommendation (refer to Attachments 3 and 5).
Heritage Design Guidelines		
4	**Adopt the Council versions of the Heritage Design Guidelines for each precinct (Documents 56, 57, 58, 59, 60, 61, 62 and 63).**	**Supported with changes** The Heritage Design Guidelines have been updated to reflect the Panel's recommendations (refer to Attachment 5). Consequential changes have also been made in response other recommendations made by the Panel. It is relevant to note that Council officers are recommending support for Panel Recommendation 14 (discussed further below) to delete the NRZ and HO from all properties in Duke and Centennial Street, West Footscray (HO212). Therefore, Council officers recommend that Heritage Design Guidelines for HO212 Duke Street and Centennial Street (Document 57) be deleted from the Amendment.
5	**Amend the heritage design guidelines to use consistent drafting across precincts, to clarify when a guideline is specific to a contributory property and use diagrams and revised text to clarify the intent of the second storey additions guidelines as shown in Appendix D.**	**Supported with changes** Updated Heritage Design Guidelines have been prepared generally in accordance with the Panel's preferred versions in Appendix D of the Panel Report, with minor edits to ensure consistent wording (refer to Attachments 3 and 5). Consequential changes have also been made to the Heritage Design Guidelines for the Tottenham Precinct (HO217) in response to Panel recommendation 20 (refer to Attachments 3 and 5). The updated guidelines use consistent drafting across precincts, clarify when a guideline is specific to a contributory property and revise text to clarify the intent of the second storey additions guidelines. It is not considered necessary at this point in time to include diagrams. Incorporating such a significant change to the layout and design of the guidelines may unreasonably delay the process and adoption of Amendment C172. Furthermore, Council has an existing guideline on how to manage matters such as double storey additions (Alterations & Additions to Heritage Dwellings, Maribyrnong City Council September 2010) which contains diagrams to assist owners and developers of heritage sites.

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Bottomley's Paddock Precinct (HO211)		
6	**Amend the Bottomley's Paddock precinct statement of significance to:** **a) delete 'street patterns and speculative subdivision' as justification for the Heritage Overlay in respect of HERCON Criterion A and reflect this in all Amendment documents, where relevant** **b) refer to the following sub-precincts:** • **Palmerston Street Inter-war Residential Precinct** • **Tucker Street Inter-war Residential Precinct** • **Wallace Street Inter-war Residential Precinct** • **Molesworth Court Inter-war and Post-war Residential Precinct** • **Hope to View Streets Inter-war and Post-war Residential Precinct.**	**Supported** Council officers accept the findings of the Panel at page 49 that '*…the fact that it was a failed subdivision does not make it remarkable and does not make it important to the course or pattern of our cultural history (Criteria A)'.* Therefore, removal of the reference to street patterns and the speculative subdivision from the Statement of Significance should be supported. Council officers agree with the Panel that the Statement of Significance would be simper to follow with reference to sub-precincts within the document. Refer to Attachment 5 for updated Statement of Significance in accordance with the Panel's recommendation.
7	**Delete the Neighbourhood Residential Zone and the Heritage Overlay from all properties in Napoleon Street and Wellington Street and reflect this in all**	**Supported** Council officers agree with the Panel's recommendation to remove heritage protection from Napoleon and Wellington Streets. Removal of the western end of Napoleon Street (37-65 and 46-84) was proposed by Council's representative at the Panel hearing.

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	Amendment documents, where relevant.	Council officers agree with the observation of the Planning Panel at page ii that properties on Wellington Street generally present no spatial relationship and contain a number of non-contributory properties. There are other locations within the Bottomley's Paddock precinct that present a more cohesive example of the mix of housing development over the two eras. The eastern end of Napoleon Street (between Brunswick Street and Richelieu Street) contains 37 properties. Only six properties are considered to be non-contributory. This is comparative to Tucker Street within the Bottomleys Paddock Precinct, where of 33 properties, 7 are considered to be non-contributory. Council officers acknowledge that Tucker Street presents as a more cohesive precinct. While Molesworth Court presents a clearer impression of the changing architectural landscape between inter-war and post-war development than the remainder of Napoleon Street. The Heritage Study also describes the Napoleon/Wellington Street area as containing generally individual examples in a mixed precinct, rather than a concentration of similar houses. Although the variety of housing styles on Napoleon and Wellington demonstrates a changing time period in Maribyrnong, Council officers accept the finding of the Panel at page 53 that this variety is typical in many suburban streets including Maribyrnong and many inner ring suburbs of Melbourne, and not of such significance to meet the threshold for the HO. The Amendment has been updated in accordance with the Panel's recommendation by deleting the HO from Napoleon and Wellington streets and retaining the land in its existing General Residential Zone (GRZ) and incremental change area classification in the Housing Framework Plan map under Clause 21.07. Consequential changes have also been made to the Settlement Framework Plan map under Clause 21.04, Statement of Significance and Heritage Design Guidelines. Refer to Attachments 3, 4 and 5 for track changes.
8	**Re-classify 4 View Street and 24 Hope Street[1], West Footscray as non-contributory places in all Amendment documents, where relevant.**	**Supported** The Statement of Significance has been updated to identify 4 View Street and 24 Hope Street as non-contributory in accordance with the Panel's recommendation (refer to Attachments 3, 4 and 5).

[1] Correction to the Planning Panel Report dated 23 March 2023 directed Council officers to amend the above recommendation to replace 24 Stanley Street, West Footscray with 24 Hope Street, West Footscray.

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		It is appropriate to reclassify these properties because Council records show the dwelling at 4 View Street was built around 1985 (outside the period of significance) and the dwelling at 24 Hope Street has been demolished since the Heritage Study was prepared.
9	**Re-classify 5, 16 and 35 Palmerston Street, West Footscray as non-contributory places in all Amendment documents, where relevant.**	**Supported with changes** The properties at 5, 16 and 35 Palmerston Street do not contribute to the significance of the Bottomley's Paddock Precinct as they have either been redeveloped or found to be constructed after the post-war period of significance. It is recommended the Amendment be updated to reflect 5 and 16 Palmerston Street as non-contributory in accordance with the Panel's recommendation. It is recommended that 35 Palmerston Street be removed from the heritage precinct because it is located on the periphery and is not located opposite a contributory dwelling. It is not considered necessary to retain the HO on this property because its redevelopment is not likely to adversely impact on the heritage streetscape. Accordingly, the site should also be retained in its existing GRZ and 'incremental change area' classification in the Housing Framework Plan map under Clause 21.07. Refer to Attachments 3, 4 and 5 for updated Amendment documentation reflecting the above changes.
10	**Delete the Neighbourhood Residential Zone and Heritage Overlay from 50A and 50B Norfolk Street, Maidstone and reflect this in all Amendment documents, where relevant.**	**Supported** Council officers support changes to HO211 to remove 50A and 50B Norfolk Street from Amendment C172. During the Amendment process, land at 17 Wallace Street was subdivided, resulting in the creation of two additional lots (50A and 50B Norfolk Street). Properties in Wallace Street are affected by HO211, while properties fronting Norfolk Street to the south do not form part of the Amendment. 50A and 50B Norfolk Street are vacant and do not contain any heritage fabric. The removal of these sites would be consistent with the precinct boundaries for the adjoining properties along Wallace Street. Refer to Attachments 3, 4 and 5 for updated Amendment documentation reflecting the removal of heritage protection of 50A and 50B Norfolk Street. This includes deleting the HO, retaining these sites in their existing GRZ and 'incremental change area' classification in the Housing Framework Plan map under Clause 21.07 and removing reference in the Statement of Significance.

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11	**Re-classify 19 Wallace Street, West Footscray as a non-contributory place in all Amendment documents, where relevant.**	**Supported** It is appropriate to reclassify 19 Wallace Street as non-contributory because the dwelling has been found to be constructed after the post-war period of significance. Amendment documentation has been updated to reflect this change (Attachment 3, 4 and 5). This includes updating the reference tables within the Statement of Significance to categorise 19 Wallace Street as non-contributory.
12	**Re-classify 16 and 34 Tucker Street, West Footscray as non-contributory places in all Amendment documents, where relevant.**	**Supported** Council officers support changes to HO211 to reclassify 16 and 34 Tucker Street. Heritage Alliance had identified this change was required following further research and field work in consideration of submissions and was presented to Planning Panel. Amendment documentation has been updated to reflect this change (Attachment 3, 4 and 5). This includes updating the reference tables within the Statement of Significance to categorise 16 and 34 Tucker Street as non-contributory.
13	**Re-classify 15 Molesworth Court, West Footscray as a non-contributory place in all Amendment documents, where relevant.**	**Supported** It is appropriate to reclassify 15 Molesworth Court as non-contributory because the dwelling has been found to be constructed after the post-war period of significance. The Amendment documentation has been updated to reflect this change (Attachment 3, 4 and 5).
Centennial and Duke Precinct (HO212)		
14	**Delete the Neighbourhood Residential Zone and the Heritage Overlay from all properties in Duke Street and Centennial Street, West Footscray and reflect this in all Amendment documents, where relevant.**	**Supported** The Panel raised concerns in their report about the strength of associations with former quarry operators and connection to Ted Whitten. While Council officers note the Panel's comments, it is important to acknowledge that the inclusion of the precinct in the HO did not rely solely on these associations to determine heritage significance. Council officers have carefully considered the significance of this precinct following the Panel Report and makes the following comments:

		• Both Duke and Centennial Streets are particularly small areas. Duke Street contains eight properties, while Centennial Street contains 14 properties. • Council's records also show that one of the eight properties on Duke Street was constructed in 1910, well outside of the Heritage Study time period, while one property on Centennial Street was constructed in 1976. • The Heritage Study found that the mixed streetscapes of Duke and Centennial Street illustrates inter-war and post-war variations of the bungalow form from the weatherboard Californian Bungalow and austere styles to multi-fronted brick veneers of the more prosperous later post-war period. • Council officers acknowledge the finding of the Panel at page 65 that a strong relationship between the two streets has not been demonstrated to justify a heritage precinct. In particular, the mix of housing styles across the two streets within the precinct are identified within the Panel's findings at page 64 as *'…reflective of the variety in the streets, not its important heritage values, resulting in a lack of cohesion and intactness'*. On this basis, the Panel's recommendation to remove protection of the Duke and Centennial Street Precinct should be supported. The Amendment has been updated to reflect the Panel's recommendation by deleting the HO from all properties in Duke and Centennial Streets and retaining these sites in their existing GRZ and incremental change area classification in the Housing Framework Plan map under Clause 21.07. Other consequential changes include deleting the Statement of Significance and Heritage Design Guidelines for this precinct and removing reference to this precinct in the Permit Exemption in Heritage Precincts Incorporated Plan. Refer to Attachments 3, 4 and for track changes.
Laughton's Precinct (HO214)		
15	**Adopt the post exhibition versions of the statement of significance and citation for the Laughton's precinct as contained in Appendices A and B of Ms Peters expert evidence statement.**	**Supported with changes** Council officers support post-exhibited versions of the Statement of Significance for the Laughton's Precinct. Additional edits to the statement have been made in response to Panel recommendations 2 and 3 to change references from 'housing' to 'residential' and include street numbers on maps within statements of significance.

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		Amendment documentation has been updated to reflect this change through amending the HO214 Statement of Significance in accordance with the Panel Recommendation (Attachment 3 and 5).
Naismith and McCubbin Precinct (HO215)		
16	**Delete the Neighbourhood Residential Zone and the Heritage Overlay from all properties in McCubbin Street, Footscray and reflect this in all Amendment documents, where relevant.**	**Supported** Council officers support the removal of McCubbin Street from Amendment C172 by removing the HO, retaining their existing GRZ and classification of an incremental change area. Council's representatives acknowledged at the Panel hearing that a number of properties in McCubbin Street were not constructed during the Inter-war period as specified in the Heritage Study and should be removed from the HO. The Panel states on page 77 of their report that *'of the eight properties, Council now accepts that three are non-contributory to the Inter-war period. 14 McCubbin is a 1970's brick dwelling and 8 and 12 McCubbin Street are timber Post-war dwellings'*. The Panel finds that McCubbin Street has not met the threshold required for local heritage significance and should be deleted from the Heritage Overlay. Amendment documentation has been updated to reflect this change including removing all properties in McCubbin Street from the housing framework plan to show they will remain within their current level of incremental change. The property at the northern end of McCubbin Street is addressed to Ballarat Road and has also been removed from Amendment C172. Updated maps including zones, overlays and the statements of significance have been prepared to reflect this (Attachment 3, 4 and 5).
Summerhill Road Precinct (HO216)		
17	**Delete the Heritage Overlay from 28, 28A, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52A, 52B, 54, 56, 58, 60, 62, 64, 66 and 68 Summerhill Road, West Footscray and reflect this in all Amendment documents, where relevant.**	**Supported with changes** The Panel found that the area presents as two precincts (east and west of Summerhill Road). It was acknowledged that the properties along the eastern side of Summerhill Road present a more consistent form, material and detailing with limited non-contributory buildings. Whereas, they found that properties on the western side were 'a *mix of unremarkable and*

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		altered inter-war and newer dwellings that appear to have very limited intactness or relationship to one another.' (page 82) Furthermore, it has come to Council's attention that 68 Summerhill Road should be removed from the Amendment, as the site was demolished as part of the development of 68-78 Summerhill Road, West Footscray. The Department of Transport and Planning exempted the site from planning requirements under Clause 52.20 of the Maribyrnong Planning Scheme. The purpose of this clause is to facilitate the use and development of land for housing projects funded by Victoria's Big Housing Build program. Council officers also agree with the Panel's commentary at page 53 of their report that '*retaining the NRZ would be inconsistent with Council's clear justification for its use when the provisions of PPN91 are considered. As the Panel has found the Heritage Overlay has not been justified it then does not support the retention of the NRZ*'. Council officers support the removal of the HO from properties on the western side of Summerhill Road (28, 28A, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52A, 52B, 54, 56, 58, 60, 62, 64, 66 and 68 Summerhill Road). Given these places were not found to meet the threshold for heritage protection, the Amendment documentation should be revised to retain the incremental change classification and retain the existing GRZ. Updated maps including zones, overlays and the statements of significance have been prepared to reflect this (Attachment 3, 4 and 5).
Tottenham Precinct (HO217)		
18	**Delete the Heritage Overlay from 1-39 and 2-40 Sredna Street, West Footscray and reflect this in all Amendment documents, where relevant.**	**Supported with changes** Sredna Street is a small sub-precinct of the Tottenham Post-war Industrial Area Heritage Precinct, and is separated from the larger precinct by a row of dwelling located on the western side of Dempster Street. Council officers agree with the finding of the Panel on page 90 that "*restricting the application of the Heritage Overlay east of Dempster Street would sufficiently record this important era of Maribyrnong's history while the inclusion of Sredna Street would add little to this understanding".* Council officers also agree with the Panel's commentary at page 53 of their report that '*retaining the NRZ would be inconsistent with Council's clear justification for its use when the provisions*

		of PPN91 are considered. As the Panel has found the Heritage Overlay has not been justified it then does not support the retention of the NRZ'. Therefore it is recommended that the HO is removed from Sredna Street and the land is retained in its current General Residential Zone (GRZ). Amendment documentation has been updated to reflect this change including removing Sredna Street from the housing framework plan to show they will remain within their current level of incremental change. Updated maps including zones, overlays and the statements of significance have been prepared to reflect this (Attachment 3, 4 and 5).
19	**Delete the Heritage Overlay from 3A, 3B, 3C, 5 6, 7 and 10 Bizana Street, 67, 71 and 73 Cala Street, 7A and 7B Aliwal Street and 169, 171, 175 and 177 Sunshine Road, West Footscray and reflect this in all Amendment documents, where relevant.**	**Not supported** Council officers acknowledge the Planning Panel's finding at page 89 that '*all properties facing the north-south streets of Aliwal, Bizana and Cala Streets are recent constructions and non-contributory'*. However, these sites form part of a coherent precinct. The HO should be retained to ensure any future development on these sites does not adversely impact the heritage significance of the precinct or adjacent contributory heritage places. The Tottenham Precinct contains a group of five post-war shopfronts located at 169-177 Sunshine Road. The Panel has recommended removal of heritage protection for all of these shopfronts except for 169 Sunshine Road, which contains a bas relief '1947 Hansen for Houses' sign which the Panel considers to be the only element of heritage significance amongst this group of shopfronts (see Panel Recommendation 20 below). The Panel considers these shopfronts are *'...utilitarian in design, altered and have no notable features apart from the '1947 Hansen for Houses' sign located on the parapet of 173 Sunshine Road. The Panel accepts that Anders Hansen constructed the shops as a residential estate developer, but it does not find this particularly significant as it seems it was common practice'* (page 90 of the Panel Report). The Panel also cites the Public Acquisition Overlay that affects a small section at the front of the shopfronts as a further reason not to protect these shopfronts. Council officers disagree with the Panel's position on this matter. The group of shops make a key contribution to the overall significance of the Tottenham Precinct and depict an important part of the City's cultural history. The shops and public open space areas represent important elements of the urban design and settlement pattern of the original masterplan for the precinct. The precinct was developed by prominent figure and local councillor Anders Handers providing housing for workers close to jobs, as well as essential services and daily needs for the new

		residences. The shops present an intact example of a period of Austere community development close to workplaces in the western suburbs of Melbourne. The Public Acquisition Overlay that applies to a small section at the front of the shops has the purpose of facilitating widening of Paramount Road. This is not a reason to apply the HO. The planning scheme enables potentially competing objectives to be balanced. If the Roads Authority commits to delivering the project, it will need to consider the heritage values of the affected properties and seek a planning permit for demolition, if required. The HO may influence the design of road expansion to protect the buildings.
20	**Amend the Tottenham precinct statement of significance to refer to the bas relief sign '1947 Hansen for Houses' as the only element of heritage significance for 173 Sunshine Road.**	**Not supported and additional changes recommended** Further to the discussion above (Panel Recommendation 20), Council officers disagree that the only significant element of the group of five post-war shopfronts on Sunshine Road is the bas relief '1947 Hansen for Houses' sign at 173 Sunshine Road. The group of post-war shopfronts and sign were a gateway feature in Anders Hansen's masterplan providing new housing in the west close to workplaces for Melbourne's growing population, as well as recreational areas and services for residents' local daily needs. The sign and shops form part of the precincts significance and represent an intact and important element of its urban design and settlement pattern. It is acknowledged however that additional guidance should be provided to ensure appropriate protection of the sign in the event that road widening works are activated under the Public Acquisition Overlay. To address this, it is recommended that an additional guideline be included in the Heritage Design Guidelines as follows: *"The '1947 Hansen for Houses' bas relief fascia sign should be retained on 173 Sunshine Road. If this is not achievable due road works associated with the Public Acquisition Overlay, the sign should be retained and relocated to a publicly visible space within the Tottenham Post-war industrial residential precinct, in a location to the satisfaction of the Responsible Authority."* Amendment documentation has been updated to reflect this change (refer to Attachments 3 and 5).
West Footscray Precinct (HO218)		
21	**Delete the Heritage Overlay from 1 and 3 First Street, West Footscray**	**Not supported**

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	and reflect this in all Amendment documents, where relevant.	The Panel report identifies the building at 3 First Street to be double storey walk up flats constructed in the 1980s outside the period of significance. However, Council's records show it was constructed in 1974, which is within the circa period specified in the Statement of Significance for Post-war flats (1960-c.1970). The Heritage Study found that examples of Post-war Brick Flats demonstrate the principal characteristics of the easily recognised two-storey walk-up blocks which proliferated as a new built form throughout Melbourne's suburbs during the 1960s and 1970s. Council officers recommend retaining 3 First Street as a contributory building within the HO. Council officers also recommend retaining 1 First Street as a non-contributory building within the HO because it fronts First Street and is opposite a contributory building. This will ensure that any future redevelopment of the site does not adversely impact the heritage significance of the precinct and adjacent contributory places.
22	**Re-classify 5 and 18 Neil Street, 1-6/4 Rondell Avenue, West Footscray, units under construction on the rear south west portion of 6 Rondell Avenue, West Footscray, units at 14 Rondell Avenue, West Footscray (excluding the front dwelling) as non-contributory and reflect this in all Amendment documents, where relevant.**	**Support with changes** The Statement of Significance has been updated to reflect the following properties as non-contributory, in accordance with the Panel's recommendation (refer to Attachments 3 and 5): • 5 Neil Street - the contributory dwelling has been demolished since the Heritage Study was prepared due to an emergency building order. • 18 Neil Street - dwelling constructed outside period of significance. • 1-6/4 Rondell Avenue – dwelling constructed outside period of significance. • Rear south west portion of 6 Rondell Avenue - new development under construction (existing dwelling and flats to be retained as contributory). Council officers do not support reclassifying the units at 14 Rondell Avenue to non-contributory. This property contains a single storey dwelling fronting Rondell Avenue and a block of units known as 1-8/14 Rondell Avenue to the rear. Both the front dwelling and rear units were constructed in 1961 in smooth, orange-toned, wire-cut bricks, which were increasingly popular in Melbourne when this new process and style of urban housing was introduced and contribute to the significance of the precinct.

Additional changes to the Amendment:

It is recommended the following additional changes be made to the Amendment:

- Amending Clause 21.04 (Settlement) by updating the settlement framework plan map to show the heritage precincts as limited change areas to ensure consistency with the Housing Framework Plan map under Clause 21.07 (Housing). Refer to Attachments 3 and 4.

- Removing additional properties from the heritage precincts that have been found not to contain contributory heritage fabric and where their redevelopment is unlikely to impact the heritage streetscape of their respective precincts. Accordingly, the Amendment should be updated to delete the HO from the following properties and retain their existing GRZ and incremental change area classification (refer to Attachments 3, 4 and 5):
  - 23 First Street, West Footscray (this property has been rebuilt in mid 2000s and is located on the periphery on HO218 West Footscray Precinct)
  - 11 Kelso Lane, Footscray (created through subdivision of the rear of 1 Summerhill Road in HO216 Summerhill Hill Road Precinct)

- Amending the Table of Significance in Statement of Significance for HO211 Bottomley's Paddock Precinct to remove reference to a contributory tree at 14 Wallace Street, Maidstone. Following the Panel hearing, it was identified that the tree has been removed from the property (refer to Attachment 3 and 5).

In addition to the changes described above, minor edits have been made to the Amendment documents to correct technical errors, improve drafting/clarify intent of provisions, ensure consistent use of terms and date references. These changes are administrative and do not introduce new information/ change the intent of the documents.

Attachment 3

Maribyrnong Amendment C172 – Post exhibition changes to the Amendment documents

The following tables describe the post-exhibition changes made to the Amendment documents for adoption and should be read in conjunction with attachment 2 (response to Panel recommendations) and attachments 4 and 5 (tracked-change versions of the exhibited documents).

Table 1: Post-exhibition changes to planning scheme clauses, schedules and maps

Changes made	Reason
Clause 21.04 (Settlement)	
Include Clause 21.04 in the Amendment and update Settlement Framework Plan map to identify the final seven precincts as 'Heritage areas – limited change area'.	To ensure consistency with changes to the Housing Framework Plan map under Clause 21.07.
Clause 21.07 (Housing)	
Update changes to the Housing Framework Plan to show the final seven precincts as 'limited change areas'. Properties being removed from the Heritage Overlay to be retained in their existing 'incremental change area' classification.	To reflect changes to the heritage precincts made in response to Panel recommendations 7, 10, 14, 16, 17 and 18.
Schedule 2 to Clause 32.09 (Neighbourhood Residential Zone)	
No post exhibition changes.	
Schedule to Clause 43.01 (Heritage Overlay)	
Updates the date of the following documents to April 2023: • Permit Exemptions in Heritage Precincts Incorporated Plan • Statements of Significance for the seven precincts • Heritage Design Guidelines for the seven precincts	Administrative change to ensure the correct versions of the documents are referenced, as a consequence of these documents being revised in accordance with various Panel recommendations.

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Changes made	Reason
Deletes references to interim controls for the seven precincts	To reflect the permanent heritage protections being applied to the seven precincts on a permanent basis as the interim heritage controls will not be required following gazettal of Amendment C172.
Deletes HO212 Centennial and Duke Streets Inter-war and Post-war Residential Precinct Heritage Place including all line items.	To reflect the removal of heritage controls for HO212 Centennial and Duke Streets Precinct in accordance with Panel recommendation 14.
Updates all references to the following precincts: • HO214 Laughton's Post-war ~~Housing~~ Residential Precinct • HO215 Naismith ~~and McCubbin~~ Street~~s~~ Inter-war ~~Housing~~ Residential Precinct • HO216 Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct • HO217 Tottenham Post-war Industrial Area ~~Housing~~ Residential Precinct	To ensure consistent referencing in accordance with Panel recommendation 2 and reflect removal of McCubbin Street properties from permanent heritage controls in accordance with Panel recommendation 16.
Schedule to Clause 72.04 (Incorporated Documents)	
Updates the date of the following documents to April 2023: • Permit Exemptions in Heritage Precincts Incorporated Plan • Statements of Significance for the seven precincts • Heritage Design Guidelines for the seven precincts	Administrative change to ensure the correct versions of the documents are referenced, as a consequence of these documents being revised in accordance with various Panel recommendations.
Updates all references to the following precincts: • HO214 Laughton's Post-war ~~Housing~~ Residential Precinct • HO215 Naismith ~~and McCubbin~~ Street~~s~~ Inter-war ~~Housing~~ Residential Precinct • HO216 Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct • HO217 Tottenham Post-war Industrial Area ~~Housing~~ Residential Precinct	To ensure consistent referencing in accordance with Panel recommendation 2 and reflect removal of McCubbin Street properties from permanent heritage controls in accordance with Panel recommendation 16.
Deletes Statement of Significance and Heritage Design Guidelines for HO212 Centennial and Duke Streets Precinct.	To reflect the removal of heritage controls for the HO212 Centennial and Duke Streets Precinct in accordance with Panel recommendation 14.

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Changes made	Reason
Schedule to Clause 72.08 (Background Documents)	
No post exhibition changes.	
Maps	
Heritage Overlay maps updated to reflect the removal of land from the existing Heritage Overlay mapping in the Scheme, as follows: • Delete HO211 from all properties on Napoleon and Wellington streets, 50A and 50B Norfolk Street and 35 Palmerston Street. • Delete HO212 from all properties on Duke and Centennial Streets. • Delete HO215 from all properties on McCubbin Street and 215 Ballarat Road. • Delete HO216 from 28-68 Summerhill Road (even numbers only). • Delete HO217 from all properties on Sredna Street and 65 Gwelo Street. • Delete HO218 from 23 First Street. Heritage Overlay maps updated to show land to be included in the Heritage Overlay mapping, as follows: • Add HO2111 to 24 Hope Street and 17 & 25 Wallace Street • Add HO216 to 1 Summerhill Road • Add HO217 to 13, 15 and 27 Dempster Street	The Panel recommended reclassifying 35 Palmerston Street as non-contributory (Panel recommendation 9). However it is considered more appropriate to exclude/remove this property from heritage overlay as it is location on the periphery of the precinct and its removal is unlikely to impact heritage streetscape. 23 First Street has been removed from permanent heritage controls as it has been found not to contain contributory heritage fabric (property was rebuilt in the mid-2000s) and redevelopment of this site is unlikely to impact the heritage streetscape of the precinct. The deletion of heritage overlay controls for the other referenced properties reflects Panel recommendations 7, 10, 14, 16, 17 and 18. It is relevant to note that a number of properties were not included in the interim heritage controls applied through Amendment C173 and C175 and therefore currently not affected by Heritage Overlay. However the exhibited Amendment C172 did show these properties as being included in the proposed permanent Heritage Overlay controls. The properties to be included in the Heritage Overlay mapping is an administrative matter to reflect the exhibited Amendment.
Zoning maps updated to remove/delete the NRZ2 from the following properties (retain in existing GRZ):	To retain these properties in their existing zoning (GRZ) as they have been found not to meet the threshold for inclusion in the permanent Heritage Overlay (as discussed

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Changes made	Reason
• All properties on Napoleon and Wellington Streets • 50A and 50B Norfolk Street • 35 Palmerston Street • 28-68 Summerhill Road (even numbers only) • All properties on Duke and Centennial Streets • All properties on McCubbin Street and 215 Ballarat Road • 11 Kelso Lane • 23 First Street	in Attachment 2). This is consistent with the Panel's commentary at page 53 of their report that *'retaining the NRZ would be inconsistent with Council's clear justification for its use when the provisions of PPN91 are considered. As the Panel has found the Heritage Overlay has not been justified it then does not support the retention of the NRZ'.*

Table 2: Post-exhibition changes to the Statements of Significance

Changes made	Reason
All Statements of Significance	
Updates all Statements of Significance to: • Insert street numbers on maps • Update date of document to April 2023 • Ensure consistent formatting across all documents • Correct reference to the Heritage Study under Primary Source as follows: *"West Footscray Inter-war and Post-war Heritage Precinct Study 2021"*	Administrative changes to improve formatting and consistent referencing, reflect changes in the Amendment and improve legibility of maps in accordance with Panel recommendation 3.
HO211 Bottomley's Paddock Precinct	
Document re-formatted to refer to the following sub-precincts (changes apply to text referencing, map labelling, new maps inserted for each sub-precinct and splitting of table of significance): • Palmerston Street Inter-war Residential Precinct • Tucker Street Inter-war Residential Precinct • Wallace Street Inter-war Residential Precinct • Molesworth Court Inter-war and Post-war Residential Precinct • Hope to View Streets Inter-war and Post-war Residential Precinct.	Changes made in accordance with Panel recommendation 6(a).
Maps and tables of significance updated to reflect the removal of the following properties from the precinct: • All properties on Napoleon and Wellington Streets. • 50A and 50B Norfolk Street (property created through subdivision of 17 Wallace Street – change reflected in maps only). • 35 Palmerston Street	Removal of Napeolon and Wellington Streets and 50A and 50B Norfolk Street made in accordance with Panel recommendations 7 and 10. The Panel recommended reclassifying 35 Palmerston Street as non-contributory (Panel recommendation 9). However this property has been removed from the precinct due to its location on the periphery of the precinct and its redevelopment unlikely to impact heritage streetscape.

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Changes made	Reason
The 'What is significant?' and 'Why is it significant?' sections have been updated as follows: • Reference to the 'street patterns and speculative subdivision' deleted as justification for the Heritage Overlay in relation to HERCON Criterion A. • References to Housing Commission of Victoria houses in Wellington Street deleted.	Changes made in accordance with Panel recommendations 6(a) and 7.
Maps and tables of significance updated to show the following properties as non-contributory: • 19 Wallace Street • 4 View Street • 24 Hope Street • 5 and 16 Palmerston Street • 16 and 34 Tucker Street • 15 Molesworth Court	Changes made in accordance with Panel recommendations 8, 9, 11, 12 and 13.
The table of significance updated to remove reference to a contributory tree at 14 Wallace Street.	Following the Panel hearing it was discovered this tree was no longer present at the property.
HO212 Centennial and Duke Street Precinct	
Statement of Significance deleted	To reflect Panel recommendation 14 to delete Duke and Centennial Street from all Amendment documentation.
HO213 Hansen Precinct	
The only changes to this statement are the administrative changes described above across all Statements of Significance.	Changes made in accordance with Panel recommendation 16.

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Changes made	Reason
HO214 Laughton's Precinct	
Name of precinct updated throughout document to: "Laughton's Post-war ~~Housing~~ Residential Precinct"	Change made in accordance with Panel recommendation 2.
Statement updated to reflect the revisions contained in Appendixes A and B of Ms Peters expert evidence statement.	Change made in accordance with Panel recommendation 15.
HO215 Naismith Street Precinct	
Name of precinct updated throughout document to: "Naismith Street ~~and McCubbin Streets~~ Inter-war ~~Housing~~ Residential Precinct"	Reference to 'Residential' in lieu of 'Housing' Precinct made in accordance with Panel recommendation 2. Removal of reference to McCubbin Street in precinct title made in accordance with Panel recommendation 16.
Map, text and table of significance updated to reflect the removal of 215 Ballarat Road and all properties on McCubbin Street from the precinct.	Changes made in accordance with Panel recommendation 16. It is noted 215 Ballarat Road fronts McCubbin Street and is part of the section of properties the Panel recommends to be removed.
HO216 Summerhill Road Precinct	
Name of precinct updated throughout document to: "Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct"	Change made in accordance with Panel recommendation 2.
Maps, text and table of significance updated to reflect the removal of 27-68 Summerhill Road (even numbers only) from the precinct. Map updated to reflect the removal of 11 Kelso Lane from the precinct.	Changes made in relation to removal of 28-68 Summerhill Road (even numbers only) made in accordance with Panel recommendation 17. 11 Kelso Lane was recently created through subdivision of 1 Summerhill Road. It is being removed from the precinct due to its location on the periphery of the precinct and because its redevelopment unlikely to impact heritage

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Changes made	Reason
	streetscape (1 Summerhill Road to be retained in the precinct).
HO217 Tottenham Precinct	
Name of precinct updated throughout document to: "Tottenham Post-war Industrial Area ~~Housing~~ Residential Precinct"	Change made in accordance with Panel recommendation 2.
Map, text and table of significance updated to reflect the removal of 65 Gwelo Street and all properties on Sredna Street.	Changes made in accordance with Panel recommendation 18. It is noted 65 Gwelo Street is located to the rear of Sredna Street in the section of properties the Panel recommends to be removed.
HO218 West Footscray Precinct	
Maps and table of significance updated to reflect the removal of 23 First Street.	This property is being removed from the precinct because it was recently found to have been rebuilt in the mid-2000s and its redevelopment is unlikely to impact the heritage streetscape due to its location on the periphery of the precinct.
Map and table of significance updated to show the following properties as non-contributory: • 5 and 18 Neil Street • 4 Rondell Avenue • Part of 6 Rondell Avenue (south-west section of site only where redevelopment is underway)	Changes made in accordance with Panel recommendation 22.
Table of significance updated to delete reference to 6A Rondell Avenue.	To correct an error (6A Rondell Avenue does not currently exist).

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Table 3: Post-exhibition changes to the Heritage Design Guidelines

Changes made	Reason
All Heritage Design Guidelines	
All Heritage Design Guidelines updated to: - Update date of document to April 2023 - Insert numbers for each guideline - Ensure consistent formatting across all documents - Correct reference to the Heritage Study under Primary Source as follows: *"West Footscray Inter-war and Post-war Heritage Precinct Study 2021"*	Administrative changes to improve formatting, correct references and ensure consistent referencing.
HO211 Bottomley's Paddock Precinct	
Reference made to the following sub-precincts: • Palmerston Street Inter-war Residential Precinct • Tucker Street Inter-war Residential Precinct • Wallace Street Inter-war Residential Precinct • Molesworth Court Inter-war and Post-war Residential Precinct • Hope to View Streets Inter-war and Post-war Residential Precinct.	Changes made to be consistent with the updated Statement of Significance, in accordance with Panel recommendation 6(a).
Conservation guidelines modified as follows:	Changes made in response to Panel recommendations 4 and 5, with some edits to improve expression, correct technical errors and ensure consistent referencing across all Statements and Guidelines.

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Changes made	Reason
Conservation 1. ~~Significant and c~~Contributory external fabric of the inter-war and post-war era including materials, form and settings, should be conserved and enhanced. 2. Contributory inter-war ~~places~~ houses should be conserved and enhanced as a physical expression of the Inter-war development of West Footscray and Maidstone. 3. Contributory post-war Austere houses should be conserved and enhanced as a physical expression of the post-war development of West Footscray and Maidstone. 4. Contributory post-war brick veneer houses should be conserved and enhanced as a physical expression of the later post-war development of West Footscray. 5. Contributory post-war Migrant houses should be conserved and enhanced as a physical expression of the later post-war development of West Footscray. ~~Houses built by the Housing Commission of Victoria should be conserved and enhanced.~~ ~~Contributory building or significant elements of a building of the inter-war and post-war eras should be conserved and enhanced, where evidence exists to support its accuracy.~~ Demolition or removal guidelines modified as follows: **Demolition or removal** 6. Contributory buildings or significant elements of contributory buildings of the inter-war and post- war eras should not be demolished or removed, unless it is in order to restore or repair original elements. 7. Alterations and additions should avoid demolition of ~~a heritage place and/or~~ contributory elements of a heritage place. Building design and form guidelines modified as follows:	

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Building design and form

8. Retain and reinstate verandah and porch designs on contributory buildings from the ~~Inter~~inter-war era ~~with brick piers, concrete columns or masonry balustrades. There are some ornate examples with barley twist columns, patterned brickwork and arches~~.

9. Retain and reinstate verandah and porch designs from the ~~P~~post-war era ~~with wrought iron decoration to railings, porch supports, house numbers and names. Some porches have tiling, terrazzo and timber painted pergolas. Others are minimalist designs with flat or sloped roofs and a single post~~.

10. Retain and reinstate original roof materials (iron, terracotta and concrete tiles and metal simulated tile sheeting) and colours on contributory buildings. ~~Corrugated~~ Colorbond or sheeting is not an acceptable alternative to unpainted galvanised iron roofs.

11. Original ~~C~~chimneys on contributory buildings should be retained.

12. Retain and reinstate weatherboard wall cladding and colour schemes on contributory buildings from each era.

13. Retain brickwork with dichromatic patterning, tapestry brick detailing and contrasting manganese brickwork around windows, chimneys and fences on contributory buildings from the Post-war era.

14. Retain and reinstate original glass shopfronts, parapets and cantilever verandah designs of ~~the era,~~ of the two contributory shop-houses of the inter-war era.

15. Retain and reinstate window designs on contributory buildings from the inter-war and post-war era.

16. Second storey additions to contributory buildings should:

    a. be substantially set back from the front façade ~~beyond the~~and main roof ridge line ~~of the roof~~ in order to retain the identity of the original building and not dominate the building when viewed from the street; ~~and should~~

    b. not replicate the period design details of the dwelling.;

    c. maintain the significance and architectural expression of the original form of the dwelling and roof as viewed from the street;

    d. and respect the scale and design of the contributory building.

~~A second storey addition should be recessed to the rear of the dwelling and be sympathetic in scale and design to the original house.~~

~~New extensions or additions, particularly second storey additions, should not alter the original form, height and material of the roof.~~

17. Second storey additions to non-contributory buildings should be set back from the façade of the dwelling and respect the scale of any adjacent contributory building.

18. ~~Installation of r~~Residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing.

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Changes made	Reason
Garages and crossovers guidelines modified as follows: **Garages and crossovers** 19. For places that originally had a driveway, maintain crossovers as single width, concrete that matches footpaths and limited to one per allotment. 20. Concrete driveways should be located to the side of dwellings and provision for car parking should not ~~occur~~ be made at the front of dwellings. 21. Garages and ~~C~~carports ~~or garages~~ should ~~not~~be located ~~project beyond the front façade of~~to the rear of the dwelling, and if this is not achievable should be recessed from the front façade of the dwelling. ~~Garages should be located at the rear of the dwelling.~~ Fences guideline modified as follows: **Fences** 24. Retain, ~~or~~ reinstate or construct low front boundary fence designs from the inter-war and post-war eras ~~in woven wire, chain mesh or galvanised pipe. There are some examples of low brick with manganese coping, timber paling and wrought iron gates~~. Subdivision guidelines modified as follows: **Subdivision and additional dwellings** ~~Maintain a low scale, tandem style allotment arrangement, where a new dwelling is proposed to the rear of an existing.~~ 25. ~~Where an~~Any additional dwelling or multi-unit development on the site of a contributory building ~~land is considered it~~ should be located to the rear of the existing ~~house~~ dwelling with access via the existing side driveway. The new development should be low scale, visually recessive and not dominate the original house when viewed from the street. 26. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.	

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Changes made	Reason
HO212 Centennial and Duke Street Precinct	
Heritage Design Guideline for Precinct HO212 deleted.	To reflect Panel recommendation 14.
HO213 Hansen Precinct	
Conservation guidelines modified as follows: **Conservation** 1. Contributory inter-war bungalows and the subdivision pattern should be conserved and enhanced ~~, and the subdivision pattern~~ as a physical expression of the Inter-war development of West Footscray. 2. Significant and contributory external fabric of the inter-war and post-war era including materials, roof cladding, chimneys, fences, windows, verandahs, porches, driveways, bluestone pitchers, garden settings and nature strips with plantings should be conserved and enhanced. ~~Contributory building or significant elements of a building of the inter-war bungalow should be conserved and enhanced, where evidence exists to support its accuracy.~~ ~~Contributory building or significant elements of a building should be conserved and enhanced, where evidence exists to support its accuracy.~~ Demolition or removal guidelines modified as follows: **Demolition or removal** 3. Contributory inter-war bungalow buildings or significant elements of contributory buildings visible from the street should not be demolished or removed, unless it is in order to restore or repair original elements. 4. Alterations and additions should avoid demolition of contributory elements of a heritage place ~~and/or contributory elements~~. Building design and form guidelines modified as follows:	Changes made in response to Panel recommendations 4 and 5, with some edits to improve expression, correct technical errors and ensure consistent referencing across all Statements and Guidelines.

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Changes made	Reason
Building design and form 5. Retain and reinstate verandah and porch designs and decorative features ~~from the era~~on contributory inter-war dwellings. ~~Faux concrete 'conite' facades should be retained, masonry porch balustrades, columns, and tapestry brick detailing.~~ 6. Retain and reinstate original roof materials (iron, terracotta, concrete tiles and metal simulated tile sheeting) and colours on contributory buildings. Colorbond or similar sheeting is not an acceptable alternative to unpainted galvanized iron roofs. 7. Original ~~C~~chimneys on contributory buildings should be retained. 8. Retain and reinstate original weatherboard wall cladding, v-notch boards, shingling and colour schemes on contributory buildings from ~~of~~ the inter-war era. 9. Retain and reinstate elaborate timber window designs with box-framed casements, double-hung sashes and facetted bays and bows, lead lighting and window hoods with fretted brackets on contributory buildings from the inter-war era. 10. ~~A s~~Second storey additions to contributory buildings should: a. ~~-~~be substantially set back from the front façade and main roof ridge line in order to retain the identity of the original building and not dominate the building when viewed from the street; ~~recessed to the rear of the dwelling and be sympathetic in scale and design to the original house.~~ b. not replicate the period design details of the dwelling; c. maintain the significance and architectural expression of the original form of the dwelling and roof as viewed from the street; and d. respect the scale and design of the contributory building. ~~New extensions or additions, particularly second storey additions, should not alter the original form, height and material of the roof.~~ ~~Second storey additions should be set back beyond the main ridge line of the roof and should not replicate the period design details of the dwelling.~~ 11. Second storey additions to non-contributory buildings should be set back from the façade of the dwelling and respect the scale of any adjacent contributory building 12. ~~Installation of r~~Residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing.	

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Changes made	Reason
Garages and crossovers guidelines modified as follows: **Garages and crossovers** 13. For places that originally had a driveway, maintain crossovers as single width, in concrete to match the footpaths and limited to one per allotment. Driveways should be located to the side of dwellings and car parking should not be located at the front of dwellings. 14. ~~Carports or g~~Garages and carports should ~~not project beyond the front façade of the dwelling. Garages should~~ be located to the rear of the dwelling, and if this is not achievable, should be recessed from the front façade of the dwelling. Fences guidelines modified as follows: **Fences** 17. Retain, ~~or~~ reinstate or construct low front boundary fence designs from the inter-war era~~, primarily twisted wire with timber posts and side fences of timber palings~~. Some low brick fences and painted timber picket fences may be later additions but are acceptable where they exist already. Subdivision guidelines modified as follows: **Subdivision and additional dwellings** ~~Maintain a low scale, tandem style allotment arrangement, where a new dwelling is proposed to the rear of an existing.~~ 18. ~~Where an~~ Any additional dwelling or multi-unit development on the site of a contributory building ~~land is considered it~~ should be located ~~made~~ to the rear of the dwelling ~~house~~ with access via existing side driveways. The new development should be low scale, visually recessive and not dominate the ~~original~~ contributory building~~house~~ when viewed from the street. 19. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.	
HO214 Laughton's Precinct	

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Changes made	Reason
Name of precinct updated to: "Laughton's Post-war ~~Housing~~ Residential Precinct"	Change made in accordance with Panel recommendation 2.
Conservation guidelines modified as follows: **Conservation** 1. Contributory post-war Migrant brick veneer houses should be conserved and enhanced, as a physical expression of the Post-war development of Footscray. ~~Contributory building or significant elements of a building of the post-war era should be conserved and enhanced, where evidence exists to support its accuracy.~~ 2. Significant and contributory external fabric of the post-war era including materials, frontages, chimneys, fences, windows, porches, driveways and garages should be conserved and enhanced. ~~Contributory building or significant elements of a building should be conserved and enhanced, where evidence exists to support its accuracy.~~ Demolition or removal guidelines modified as follows: **Demolition or removal** 3. Contributory buildings or significant elements of the contributory post-war Migrant brick veneer buildings visible from the street should not be demolished or removed, unless it is in order to restore or repair original elements. 4. Alterations and additions should avoid demolition of contributory elements of a heritage place ~~and/or contributory elements~~. Building design and form guidelines modified as follows:	Changes made in response to Panel recommendations 4 and 5, with some edits to improve expression, correct technical errors and ensure consistent referencing across all Statements and Guidelines.

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Changes made	Reason
Building design and form 5. Retain and reinstate porch and terrace designs from the post-war era~~, including decorative wrought iron elements to railings, balustrades, columns and house numbers and painted timber pergolas. A few have terraces and porches with tiling or terrazzo~~. 6. Retain and reinstate glazed Marseilles pattern terracotta roof coverings and original colour patterns on contributory buildings. 7. Retain and reinstate face brick and dichromatic brick work in chimneys on contributory buildings. 8. Retain and reinstate face brick walls in orange, cream or brown and dichromatic patterning on contributory buildings. 9. Retain and reinstate steel window designs from the post-war era. 10. ~~A S~~second storey additions to contributory buildings should: a. ~~-~~be ~~recessed~~ substantially set back from the front face and main roof ridge line in order to retain the identity of the original building and not dominate the building when viewed from the street;~~to the rear of the dwelling and be sympathetic in scale and design to the original house.~~ b. not replicate the period design details of the dwelling; c. maintain the significance and architectural expression of the original form of the dwelling and roof as viewed from the street; and d. respect the scale and design of the contributory building. ~~New extensions or additions, particularly second storey additions, should not alter the original form, height and material of the roof.~~ ~~Second storey additions be set back behind the main ridge line of the roof and should not replicate the period design details of the dwelling.~~ 11. Second storey additions to non-contributory buildings should be set back from the façade of the dwelling and respect the scale of any adjacent contributory building. 12. ~~Installation of r~~Residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing.	

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Changes made	Reason
Garages and crossovers guidelines modified as follows: **Garages and crossovers** 13. For places that originally had a driveway, maintain crossovers as single width concrete to match footpaths and limited to one per allotment. 14. Driveways should be located to the side of dwellings and provision for car parking should not ~~occur~~ be made to the front of a dwelling. 15. ~~Carports or g~~Garages and carports should ~~not project beyond the front façade of the dwelling. Garages should~~ be located to the rear of the dwelling, and if this is not achievable, should be recessed from the front façade of the dwelling. Fences guidelines modified as follows: **Fences** 17. Retain, ~~or~~ reinstate or construct low front boundary fence designs and gates from the post-war era ~~in face brick with decorative capping or contrasting brickwork and wrought iron gates, concrete driveways to side and matching garages set to the side and rear~~. Subdivision guidelines modified as follows: **Subdivision and additional dwellings** ~~Maintain a low scale, tandem style allotment arrangement, where a new dwelling is proposed to the rear of an existing. This does not apply to 24-28 Commercial Road.~~ 18. ~~Where an~~Any additional dwelling or multi-unit development on the site of a contributory building ~~land is considered it~~ should be ~~made~~ located to the rear of the ~~house~~ dwelling with access via existing side driveways. The new development should be low scale, visually recessive and not dominate the original ~~house~~ dwelling when viewed from the street. This does not apply to 24-28 Commercial Road. 19. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.	
HO215 Naismith Street Precinct	

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Changes made	Reason
Name of precinct updated to: "Naismith Street ~~and McCubbin Streets~~ Inter-war ~~Housing~~ Residential Precinct"	Reference to 'Residential' in lieu of 'Housing' Precinct made in accordance with Panel recommendation 2. Removal of reference to McCubbin Street in precinct title made in accordance with Panel recommendation 16.
Conservation guidelines modified as follows: **Conservation** 1. Contributory inter-war bungalows should be conserved and enhanced, as a physical expression of the ~~i~~nter-war development of Footscray. 2. Gutters and kerbs of bluestone pitchers that represent the~~at~~ late Victorian streetscape should be conserved and enhanced. ~~Contributory building or significant elements of a building of the inter-war and post-war era should be conserved and enhanced, where evidence exists to support its accuracy.~~ 3. Significant and contributory external fabric of the inter-war era including materials, scale and form should be conserved and enhanced. ~~Contributory building or significant elements of a building should be conserved and enhanced, where evidence exists to support its accuracy.~~ Demolition or removal guidelines modified as follows: **Demolition or removal** 4. Contributory buildings or significant elements of contributory buildings visible from the street of the inter-war era should not be demolished or removed, unless it is in order to restore or repair original elements. 5. Alterations and additions should avoid demolition of contributory elements of a heritage place ~~and/or contributory elements~~. Building design and form guidelines modified as follows:	Changes made in response to Panel recommendations 4 and 5, with some edits to improve expression, correct technical errors and ensure consistent referencing across all Statements and Guidelines.

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Changes made	Reason
Building design and form 6. Retain and reinstate verandah and porch designs on contributory buildings from the ~~i~~Inter-war era ~~with tapered and rendered verandah piers and solid balustrades, some in face brick with fluted or round columns and other decorative elements~~. 7. Retain and reinstate original roof material (iron or terracotta tile) and colours on contributory buildings. ~~Corrugated~~ Colorbond or similar sheeting is not an acceptable alternative to unpainted galvanised iron roofs. 8. Original ~~C~~chimneys on contributory buildings should be retained. 9. Retain and reinstate original face brick and weatherboard wall cladding, v-notch boards and colour schemes of the inter-war era. 10. Retain, restore and reinstate original timber window designs on contributory buildings from the inter-war era ~~including lead light glass in bays or bows, and multi-pane sashes~~. 11. ~~A s~~Second storey additions to contributory buildings should: a. be substantially set back ~~recessed to~~from the front façade and main ridge roof line in order to retain the identity of the original building and not dominate the building when viewed from the street; ~~rear of the dwelling and be sympathetic in scale and design to the original house.~~ b. not replicate the period design details of the dwelling; c. maintain the significance and architectural expression of the original form of the dwelling and roof as viewed from the street; and d. respect the scale and design of the contributory building. ~~New extensions or additions, particularly second storey additions, should not alter the original form, height and material of the roo~~ ~~Second storey additions should be set back beyond the main ridge line of the roof and should not replicate the period design details of the dwelling.~~ 12. Second storey additions to non-contributory buildings should be set back from the façade of the dwelling and respect the scale of any adjacent contributory building. 13. ~~Installation of r~~Residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing.	

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Changes made	Reason
Garages and crossovers guidelines modified as follows: **Garages and crossovers** 14. For places that originally had a driveway, maintain crossovers as single width, made of concrete to match the footpath and limited to one per allotment. ~~Concrete driveways should be to the side and garages set to the side and rear.~~ 15. Concrete ~~D~~driveways should be located to the side of ~~the~~ dwellings and provision for car parking spaces should not be ~~located to~~made at the front of ~~a~~ dwellings. 16. ~~Carports and g~~Garages and carports should be ~~setback~~ located to the rear of the dwelling, and if this is not achievable, should be recessed~~behind~~ from the front façade of the dwelling. Fences guidelines modified as follows: **Fences** 19. Retain, ~~or~~ reinstate or construct low front boundary fence designs and gates for contributory places from the inter-war era~~, some in brick with soldier course top, some in chain mesh and pipe or timber.~~ Subdivision guidelines modified as follows: **Subdivision and additional dwellings** ~~Maintain a low scale, tandem style allotment arrangement, where a new dwelling is proposed to the rear of an existing.~~ 20. ~~Where an~~Any additional dwelling or multi-unit development on the site of a contributory building ~~land is considered it~~ should be located ~~made to~~at the rear of the ~~house~~ dwelling with access via existing side driveways. The new development should be low scale, visually recessive and not dominate the ~~original house~~contributory building when viewed from the street. 21. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.	
HO216 Summerhill Road Precinct	

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Changes made	Reason
Name of precinct updated throughout document to: "Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct"	Change made in accordance with Panel recommendation 2.
Conservation guidelines modified as follows: **Conservation** 1. Contributory inter-war bungalows, post-war houses and transitional style post-war bungalows should be conserved and enhanced, as a physical expression of the Inter-war and Post-war development of Footscray, West Footscray and Maidstone. ~~A contributory building or significant elements of a building of the inter-war and post-war era should be conserved and enhanced, where evidence exists to support its accuracy.~~ 2. Significant and contributory external fabric of the inter-war and post-war era including materials, chimneys, fences, windows, verandahs, driveways and garden settings should be conserved and enhanced. ~~Contributory building or significant elements of a building should be conserved and enhanced, where evidence exists to support its accuracy.~~ Demolition or removal guidelines modified as follows: **Demolition or removal** 3. Contributory buildings or significant elements of inter-war and post-war contributory buildings visible from the street should not be demolished or removed, unless it is in order to restore or repair original elements. 4. Alterations and additions should avoid demolition of ~~a heritage place and/or~~ contributory elements of a heritage place. Building design and form guidelines modified as follows:	Changes made in response to Panel recommendations 4 and 5, with some edits to improve expression, correct technical errors and ensure consistent referencing across all Statements and Guidelines.

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Changes made	Reason
Building design and form 5. Retain and reinstate original ~~I~~inter-war verandah and porch designs ~~including masonry columns, some stepped or tapered on brick piers and balustrades, some with tapestry brick details~~on contributory inter-war buildings. 6. Retain minimal ~~P~~post-war porch designs with flat roofs on contributory post-war buildings.~~, including some rare examples enclosed with masonry walls~~. 7. Retain and reinstate original roof materials (iron, concrete, terracotta) and colours on contributory buildings. ~~Corrugated~~ Colorbond or similar sheeting is not an acceptable alternative to unpainted galvanised iron roofs. 8. Original ~~C~~chimneys on contributory buildings should be retained. 9. Retain, restore and reinstate face brick walls in light or mid-cream and weatherboard wall cladding and colour schemes of the contributory inter-war and post-war buildings~~era~~. 10. Retain and reinstate timber window designs on contributory buildings from the inter-war and post-war eras~~, including curved and corner windows~~. 11. ~~A s~~Second storey additions to contributory buildings should:	

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Changes made	Reason
a. ~~-~~be ~~recessed~~ substantially set back from ~~to~~ the front façade and main roof ridge line in order to retain the identity ~~rear~~ of the ~~dwelling and be sympathetic in scale and design to the~~ original ~~house~~building and not dominate the building when viewed from the street;~~.~~ b. not replicate the period design details of the building; c. maintain the significance and architectural expression of the original form of the building and rood as viewed from the street; and d. respect the scale and design of the contributory building. ~~New extensions or additions, particularly second storey additions, should not alter the form, height and material of the roof.~~ ~~Second storey additions should be set back behind the main ridge line of the roof and should not replicate the period design details of the dwelling.~~ 12. Second storey additions to non-contributory buildings should be set back from the façade of the building and respect the scale of any adjacent contributory building. 13. ~~Installation of r~~Residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing. Garages and crossovers guidelines modified as follows: **Garages and crossovers** 14. For places that originally had a driveway, maintain crossovers as single width, in concrete and limited to one per allotment. 15. Concrete driveways should be located to the side of dwellings and provision for car parking should not ~~occur~~ be made at the front of dwellings. 16. ~~Carports or g~~Garages and carports should ~~not project beyond the front façade of the dwelling. Garages should~~ be located to the rear of the dwelling, and if this is not achievable, should be recessed from the front façade of the dwelling. Gardens and streetscapes guidelines modified as follows:	

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Changes made	Reason
Gardens and streetscapes 17. Maintain the streetscape qualities of the area which includes regular allotment sizes and single dwellings in garden settings with consistent front and side setbacks. 18. Retain the Norfolk Island hibiscus *Lagunaria Patersonia* at the corner of Dongola and Summerhill Road. 19. Retain Kelso Lane bluestone paving. ~~Retain the asphalt and gravel laneway behind 42-66 Summerhill Road.~~ [ALL] 20. Retain the bluestone kerb and gutters south of Eden Street and Summerhill Road intersection. Fences guidelines modified as follows: **Fences** 21. Retain, ~~or~~ reinstate or construct low front boundary fence designs and gates from the inter-war and post-war eras. ~~Inter-war fences and gates were mostly woven wire and timber, chain mesh and pipe, some wrought iron gates. Post-war fences were mostly low face brick with wrought iron gates.~~ Subdivision guidelines modified as follows: **Subdivision and additional dwellings** ~~Maintain a low scale, tandem style allotment arrangement, where a new dwelling is proposed to the rear of an existing.~~ 22. ~~Where an~~ Any additional dwelling or multi-unit development on the site of a contributory ~~building~~ building ~~land is considered it~~ should be ~~made to~~located at the rear of the ~~house~~ dwelling with access via existing side driveways. The new development should be low scale, visually recessive and not dominate the ~~original house~~contributory building when viewed from the street. 23. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.	
HO217 Tottenham Precinct	

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Changes made	Reason
Name of precinct updated throughout document to: "Tottenham Post-war Industrial Area ~~Housing~~ Residential Precinct"	Change made in accordance with Panel recommendation 2.
Conservation guidelines modified as follows: **Conservation ~~of fabric~~** 1. Contributory late inter-war bungalows should be conserved and enhanced, as a physical expression of the late Inter-war development of West Footscray. 2. The single weatherboard asymmetrical fronted federation bungalow at 46 Gwelo Street should be conserved and enhanced. 3. Contributory post-war Austere houses should be conserved and enhanced, as a physical expression of the post-war development of West Footscray. 4. Contributory post-war shopfronts and building elements should be conserved and enhanced, as a physical expression of post-war development in West Footscray. ~~Contributory building or significant elements of a building of the inter-war and post-war era should be conserved and enhanced, where evidence exists to support its accuracy.~~ 5. Significant and contributory external fabric of the inter-war and post-war era buildings including materials, verandahs, windows, garden settings, driveways, chimneys and fences should be conserved and enhanced. ~~Contributory building or significant elements of a building should be conserved and enhanced, where evidence exists to support its accuracy.~~ Demolition or removal guidelines modified as follows: **Demolition or removal** 6. Contributory buildings or significant elements of contributory inter-war and post-war buildings visible from the street should not be demolished or removed, unless it is in order to restore or repair original elements. 7. Alterations and additions should avoid demolition of contributory elements of a heritage place ~~and/or contributory elements~~.	Changes generally made in response to Panel recommendations 4 and 5, with some edits to improve expression, correct technical errors and ensure consistent referencing across all Statements and Guidelines. Guideline 4 and 14 have been included to ensure guidance in relation to the shopfronts and '1947 Hansen for Houses' sign on Sunshine Road. This differs from the Panel preferred version. Refer to Council officer response to Panel recommendation 19 and 20 in Attachment 2.

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Changes made	Reason
Building design and form guidelines modified as follows: **Building design and form** 8. Retain and reinstate verandah and porch designs on contributory buildings from each period ~~with masonry columns on solid balustrades, some with barley-twist or tapered columns on brick piers. Some elaborate porches have enclosed 'conite' façades~~. 9. Retain and reinstate original roof materials (terracotta, concrete, iron) and colours on contributory buildings. ~~Corrugated~~Colorbond or similar sheeting is not an acceptable alternative to unpainted galvanised iron roofs. 10. Original ~~C~~chimneys on contributory buildings should be retained. 11. Retain and reinstate weatherboard wall cladding and colour schemes on contributory buildings from each era. ~~A~~The small number of contributory face brick houses in the precinct	

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Changes made	Reason
should also be retained and should not be rendered or painted. 12. Retain and reinstate timber window designs on contributory buildings from the inter-war and post-war eras. 13. Retain and reinstate original glass shopfronts, masonry stepped parapets and cantilever verandah designs, of 169-177 Sunshine Road. 14. The '1947 Hansen for Houses' bas relief fascia sign should be retained on 173 Sunshine Road. If this is not achievable due road works associated with the Public Acquisition Overlay, the sign should be retained and relocated to a publicly visible space within the Tottenham Post-war industrial residential precinct, in a location to the satisfaction of the Responsible Authority. 15. ~~A s~~Second storey additions to contributory buildings should: a. ~~be recessed~~ substantially set back from~~to~~ the front façade and main roof ridge line in order to retain the identity ~~rear~~ of the ~~dwelling~~ original building and not dominate the building when viewed from the street. b. not replicate the period design details of the dwelling. c. maintain the significance and architectural expression of the original form of the dwelling and roof as viewed from the street. ~~—~~Respect the scale and design of the contributory building. d. ~~and be sympathetic in scale and design to the original house.~~ ~~New extensions or additions, particularly second storey additions, should not alter the original form, height and material of the roof.~~ 16. Second storey additions to non-contributory buildings should be set back ~~beyond the main ridge line of the roof and should not replicate the period design details of the dwelling~~from the façade of the dwelling and respect the scale of any adjacent contributory building. ~~1.~~17. ~~Installation of r~~Residential rooftop solar energy facilities should not be located on the façade of roofs that are street facing. Garages and crossovers guidelines modified as follows:	

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Changes made	Reason
Garages and crossovers 18. For places that originally had a driveway, maintain crossovers as single width, concrete that matches footpaths and limited to one per allotment. 19. Concrete driveways should be located to the side of dwellings and provision for car parking should not ~~occur~~ be made at the front of dwellings. 20. ~~Carports or garages should not project beyond the front façade of the dwelling.~~ Garages and carports should be located to the rear of the dwelling, and if this is not achievable, should be recessed from the front façade of the dwelling. Fences guidelines modified as follows: **Fences** 23. Retain, ~~or~~ reinstate or construct low front boundary fence designs from the inter-war and post-war eras ~~in chainmesh and pipe rail or timber rail fences with timber posts. A few have low brick or stone fences, and wrought iron gates~~. Subdivision guidelines modified as follows: **Subdivision and additional dwellings** ~~Maintain a low scale, tandem style allotment arrangement, where a new dwelling is proposed to the rear of an existing~~. 24. ~~Where an~~ Any additional dwelling or multi-unit development on the ~~land~~ site of contributory building should be located at the rear of the dwelling ~~is considered it should be made to the rear of the house~~ with access via existing side driveways. The new development should be low scale, visually recessive and not dominate the ~~original~~ contributory building~~house~~ when viewed from the street. 25. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.	
HO218 West Footscray Precinct	

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Changes made	Reason
Conservation guidelines modified as follows: **Conservation** 1. Contributory inter-war bungalows should be conserved and enhanced, as a physical expression of the Inter-war development of West Footscray. 2. Contributory post-war Austere houses should be conserved and enhanced, as a physical expression of the post-war development of West Footscray 3. Contributory post-war brick houses should be conserved and enhanced, as a physical expression of the later post-war development of West Footscray 4. Contributory post-war and mid-century modernist houses should be conserved and enhanced, as a physical expression of the later post-war development of West Footscray 5. Contributory post-war Migrant houses should be conserved and enhanced, as a physical expression of the later post-war development of West Footscray 6. Contributory post-war flats should be conserved and enhanced, as a physical expression of the later post-war development of West Footscray. ~~7. Contributory building or significant elements of a building of the inter-war and post-war eras should be conserved and enhanced, where evidence exists to support its accuracy~~ ~~8.~~7. Significant and contributory external fabric of the inter-war and post-war eras including materials, scale, form and settings should be conserved and enhanced. ~~9.~~8. ~~Contributory building or significant elements of a building should be conserved and enhanced, where evidence exists to support its accuracy.~~ Maintain the arrangement of two storey walk up flats with concrete driveway and informal parking arrangements to side and rear. ~~10.~~9. Maintain the arrangement of single storey strata units in Rondell Avenue. Demolition or removal guidelines modified as follows:	Changes made in response to Panel recommendations 4 and 5, with some edits to improve expression, correct technical errors and ensure consistent referencing across all Statements and Guidelines.

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Changes made	Reason
Demolition or removal ~~11.~~10. ~~c~~Contributory buildings or significant elements of contributory buildings visible from the street ~~which includes inter-war bungalows, post-war Austere houses, post-war brick veneer houses, post-war and mid-century modernist houses, post-war Migrant houses and post-war flats styles~~ should not be demolished or removed, unless it is in order to restore or repair original elements. ~~12.~~11. Alterations and additions should avoid demolition of contributory elements of a heritage place ~~and/or contributory elements~~. Building design and form guidelines modified as follows:	

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Building design and form

~~13.~~12. Retain and reinstate verandah and porch designs on contributory buildings from the ~~i~~Inter-war era~~period with face brick or rendered piers, masonry columns and solid balustrades~~.

~~14.~~13. Retain and reinstate verandah and porch designs on contributory buildings from the Post-war era~~period with face brick piers, wrought iron columns, a flat roof or timber pergola to porch. Details include tiling, concrete or terrazzo to terrace and porch areas with wrought iron decoration in railings, gates, columns, house numbers and names~~.

~~15.~~14. Retain and reinstate open cantilevered stairs, open balconies and entranceways with wrought iron railings and balustrades of Post-war flats.

~~16.~~15. Retain and reinstate original roof materials (terracotta, iron or metal simulated tile sheeting) and colours on contributory buildings. ~~Corrugated~~ Colorbond or similar sheeting is not an acceptable alternative to unpainted galvanised iron roofs.

~~17.~~16. Original ~~C~~chimneys on contributory buildings should be retained.

~~18.~~17. Retain and reinstate weatherboard wall cladding, v-notch boards, shingling and render from the ~~i~~Inter-war era and original colour schemes.

~~19.~~18. Retain and reinstate different coloured unpainted face brick walls and the use of decorative blockwork or panels, on walk up flats.

~~20.~~19. Retain, restore and reinstate face brick walls in red, cream, salmon or grey, some with dichromatic brickwork and manganese decorative details from the ~~P~~post-war era.

~~21.~~20. Retain, restore and reinstate window designs on contributory buildings from the inter-war and post-war era~~s~~.

21. Second storey additions to contributory buildings should:

a. Be substantially set back from ~~recessed to~~ the front façade and main roof ridge line in order to retain the identity of ~~rear of~~ the original building and not dominate the building when viewed from the street ~~be sympathetic in scale and design to the original house.~~;

b. not replicate the period design details of the dwelling;

c. maintain the significance and architectural expression of the original form of the dwelling and roof as viewed from the street; and

~~a.~~d. respect the scale and design of the contributory building.

~~22. New extensions or additions, particularly second storey additions, should not alter the original form, height and material of the original roof of single storey dwellings.~~

~~23. Second storey additions should be set back behind the main ridge line of the roof and should not replicate the period design details of the dwelling.~~

22. Second storey additions to non-contributory buildings should be set back from the façade of the dwelling and respect the scale of any adjacent contributory building.

~~24.~~23. ~~Installation of r~~Residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing.

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Changes made	Reason
Garages and crossovers guidelines modified as follows: **Garages and crossovers** ~~25. Retain or reinstate concrete driveways of free standing houses to side and garages set to the side and rear.~~ ~~26.~~24. For single storey places that originally had a driveway, maintain crossovers as single width, concrete that matches footpaths and limited to one per allotment. ~~27.~~25. Driveways should be located to the side of dwellings and provision for car parking should not ~~occur~~ be made at the front of dwellings. ~~28.~~26. ~~Carports or g~~Garages and carports should not project beyond the front façade of the dwelling. Garages should be located to the rear of the dwelling, and if this is not achievable, should be recessed from the front façade of the dwelling. Fences guidelines modified as follows: **Fences** ~~31.~~29. Retain, ~~or~~ reinstate or construct low front boundary fence designs ~~in brick some with manganese tops or piers, woven wire, steel mesh and timber pickets. Some places have matching gates or ornate gates of wrought iron~~ from the inter-war and post-war eras. Subdivision guidelines modified as follows: **Subdivision and additional dwellings** ~~32. Maintain a low scale, tandem style allotment arrangement, where a new dwelling is proposed to the rear of an existing.~~ 30. ~~Where an~~Any additional dwelling or multi-unit development on the site of a contributory building ~~land is considered it~~ should be ~~made~~ located to the rear of the existing ~~house~~ dwelling with access via existing side driveways. The new development should be low scale, visually recessive and not dominate the ~~original house~~contributory building when viewed from the street. ~~33.~~31. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.	

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Table 4: Post-exhibition changes to the Permit Exemptions in Heritage Precincts Incorporated Plan and the Heritage Study

Changes made	Reason
Permit Exemptions in Heritage Precincts Incorporated Plan	
Updates the date of the document to April 2023 and includes a version control table.	Administrative change to reflect consequential changes to the document arising from various Panel recommendations.
Updates names of precincts as follows: • HO214 Laughton's Post-war ~~Housing~~ Residential Precinct • HO215 Naismith ~~and McCubbin~~ Street~~s~~ Inter-war ~~Housing~~ Residential Precinct • HO216 Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct • HO217 Tottenham Post-war Industrial Area ~~Housing~~ Residential Precinct	To ensure consistent referencing in accordance with Panel recommendation 2 and reflect removal of McCubbin Street properties from permanent heritage controls in accordance with Panel recommendation 16.
Removes reference to HO212 Duke and Centennial Streets Precinct.	To reflect removal of this precinct from permanent heritage controls, in accordance with Panel recommendation 14.
Updates references throughout document from **Local Planning Policy** from to **Planning Policy Framework**	Administrative change to ensure the document is current and reflects consistent wording throughout the planning scheme.
West Footscray Inter-war and Post-war Heritage Precinct Study, 2021 (the Heritage Study)	
No post exhibition changes.	

Planning and Environment Act 1987

MARIBYRNONG PLANNING SCHEME

AMENDMENT C172mari

EXPLANATORY REPORT

Who is the planning authority?

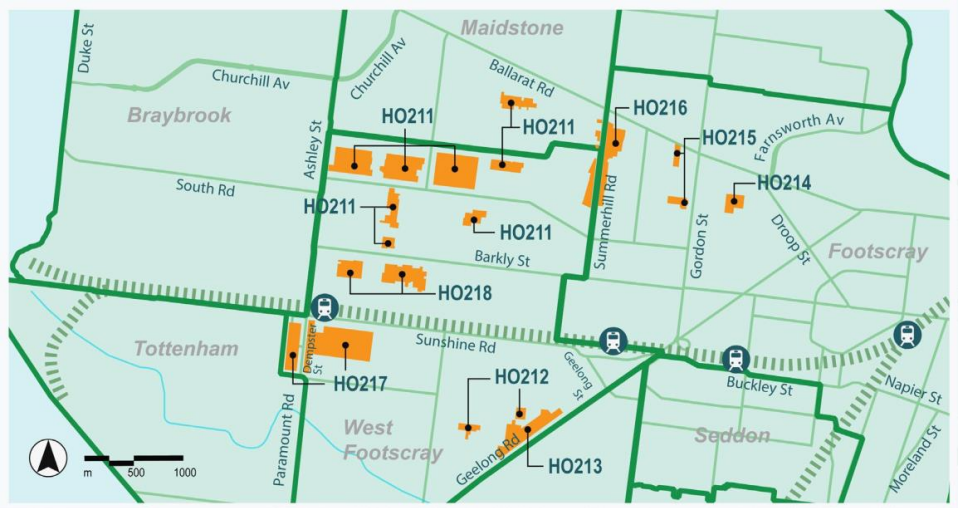
This amendment has been prepared by the Maribyrnong City Council, which is the planning authority for this amendment.

The amendment has been made at the request of Maribyrnong City Council.

Land affected by the amendment

The amendment applies to ~~eight new heritage precincts~~land in West Footscray, Footscray and Maidstone as shown on ~~the map below.~~Map 1 below. A full list of affected properties is in Attachment 1 to this Explanatory Report.

Map 1: Land affected by Amendment C172



~~The precincts are:~~

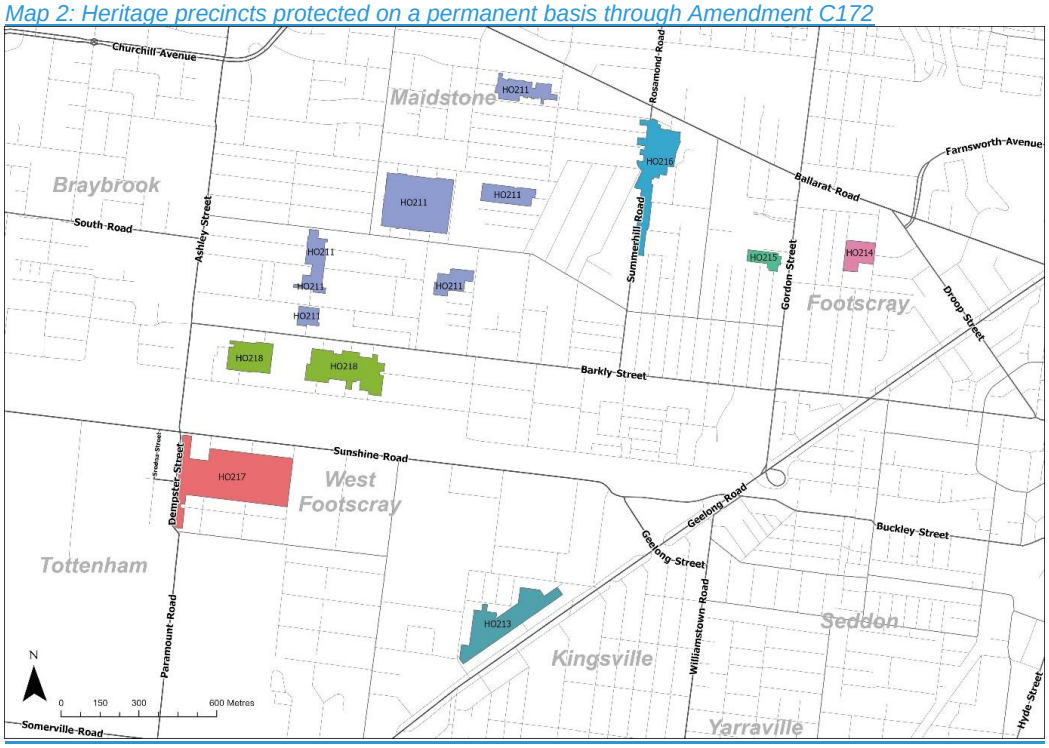
- ~~HO211 Bottomley's Paddock Inter-war and Post-war Residential Precinct~~
- ~~HO212 Centennial & Duke Streets Inter-war and Post-war Residential Precinct~~
- ~~HO213 Hansen Inter-war Residential Precinct~~
- ~~HO214 Laughton's Post-war Housing Precinct~~
- ~~HO215 Naismith & McCubbin Streets Inter-war Housing Precinct~~
- ~~HO216 Summerhill Road Inter-war and Post-war Housing Precinct~~
- ~~HO217 Tottenham Post-war Industrial Area Housing Precinct~~
- ~~HO218 West Footscray Inter-war and Post-war Residential Precinct~~

~~A mapping reference table is attached at Attachment 1 to this Explanatory Report.~~

What the amendment does

The amendment implements ~~applies the heritage overlay to eight new heritage precincts as identified in~~ the *West Footscray Inter-war and Post-war Heritage Precinct Study*, Heritage Alliance, March 2021 (~~Heritage Alliance~~the Heritage Study) by replacing interim Heritage Overlay controls for the seven precincts in Map 2 (below) with permanent controls~~on a permanent basis~~. ~~The Amendment also seeks to:~~

Map 2: Heritage precincts protected on a permanent basis through Amendment C172



HO211	Bottomley's Paddock Inter-war and Post-war Residential Precinct
HO213	Hansen Inter-war Residential Precinct
HO214	Laughton's Post-war Residential Precinct
HO215	Naismith Street Inter-war Residential Precinct
HO216	Summerhill Road Inter-war and Post-war Residential Precinct
HO217	Tottenham Post-war Industrial Area Residential Precinct
HO218	West Footscray Inter-war and Post-war Residential Precinct

The amendment also deletes interim Heritage Overlay HO212 and makes a variety of changes to the Maribyrnong Planning Scheme in relation to the seven precincts in Map 2. This includes revising the names and boundaries of the Heritage Overlay precincts, rezoning land to Neighbourhood Residential Zone (NRZ) and Public Park and Recreation Zone (PPRZ), incorporating Statements of Significance and Heritage Design Guidelines, updating the existing 'Permit Exemptions for Heritage Precincts Incorporated Plan' and making revisions to municipal framework plan maps.

The interim Heritage Overlay controls were originally applied through Planning Scheme Amendment C173mari in December 2021 and subsequently modified through Planning Scheme Amendments C175mari (June 2022) and C180mari (December 2022).

- ~~incorporate Statements of Significance and Heritage Design Guidelines in the Schedule to the Heritage Overlay~~
- ~~update the incorporated document 'Permit Exemptions in Heritage Precincts Incorporated Plan July 2021' to include the new heritage precincts~~
- ~~rezone properties in the eight precincts from General Residential Zone (GRZ) to Neighbourhood Residential Zone (NRZ)~~
- ~~rezone 39 Dempster Street from the General Residential Zone (GRZ) to the Public Park and Recreation Zone (PPRZ)~~
- ~~insert a new Schedule 2 to the Neighbourhood Residential Zone (NRZ) ,~~
- ~~amend the Housing Framework Plan in Clause 21.07 in the Municipal Strategic Statement to identify the precincts as limited change area~~

The amendment ~~will make~~makes the following changes to the Maribyrnong Planning Scheme:

- Amends the Schedule to Clause 43.01 (Heritage Overlay) to:
  - apply the Heritage Overlay to ~~eight~~ the seven precincts ~~as shown in Table~~in Map 2 on a permanent basis by~~, and~~ removing~~es~~ reference to interim controls. ~~applied through Planning Scheme Amendment C173mari~~
  - delete interim Heritage Overlay HO212 (Centennial and Duke Streets Inter-war and Post-war Residential Precinct), which was found to not meet the threshold for local heritage significance.
  - include Statements of Significance and Heritage Design Guidelines for the seven precincts as Incorporated Documents
  - replace reference to the 'Permit Exemptions in Heritage Precincts Incorporated Plan July 2021' with an updated version that includes the seven precincts (dated April 2023)
- Inserts a new Schedule 2 to Clause 32.09 NRZ 'Heritage Areas' with an objective to support new development which contributes to the heritage precincts.
- Rezones land in the seven precincts shown in Map 2 (above) from General Residential Zone (GRZ) to NRZ and applies the new Schedule 2 to the NRZ. This change does not apply to 39 Dempster Street, West Footscray.

~~Table 1~~

~~HO Number~~	~~Precinct name~~	~~Properties included~~
~~HO211~~	~~Bottomley's Paddock Inter- war and Post-war Residential Precinct~~	~~Contributory: 1-34, Barton Street, West Footscray, 2-7, 9-19 and 21-33 Hope Street, West Footscray, 1-12, 14-16, and 18-21 Molesworth Court, West Footscray, 1, 3, 4-9, 11-19, 21, 22, 24, 26,27, 29, 30, 32-41, 43, 44, 46, 51-53, 56, 57, 62-64, 1/65, 74, 76, 78, 82 and 84 Napoleon Street, West Footscray, 1-29, 31, 32, 34-43, 45 and 47 Palmerston Street, West Footscray, 1-21, 23-29 and 31-33 Stanley Street, West Footscray, 3, 4, 6-16, 18-20, 22, 24-30, 32-34 and 36 Tucker Street, West Footscray, 2-34 (even numbers only) View Street, West Footscray, 1, 2, 4-9, 11-15, 17-21, 24-31 and 33 Wallace Street, Maidstone, 6-11, 14, 16, 18, 19-21 (odd number only), 22-32, 34-39, 46, 48-57, 59-66, 68, 70-76, 78, 79-85 (odd numbers only) Wellington Street, West Footscray Non-contributory: 1, 8 and 20 Hope Street, West Footscray, 13 and 17 Molesworth Court, West Footscray, 10, 23, 25, 28, 31, 45, 47, 48A, 48B, 48C, 49, 50, 54, 55, 58-61, 2/65, 72 and 80 Napoleon Street, West~~

		Footscray, 22, 30 and 34 Stanley Street, West Footscray, 5, 17, 21, 23, 31 Tucker Street, West Footscray, 3, 16 and 16A, 23 Wallace Street, Maidstone, 12, 13, 15, 17, 20-20A, 33, 1- 3/67, 69 and 77 Wellington Street, West Footscray
	Centennial & Duke Streets Inter-war and Post-war Residential Precinct	Contributory: 1-5, 7, 9-14 Centennial Street and 1, 2, 4, 6, 8, 10, 12, 14 Duke Street, West Footscray Non-contributory: 6 Centennial Street and 8 Centennial Street, West Footscray
HO213	Hansen Inter-war Residential Precinct	Contributory: 2,4, 5-14, 16-18, 20-23, 25-36, 38, 40-47, 49-69 (odd numbers only), 73, 75 and 77 Hansen Street, 1-6, 8, 10, 12, 14, 16 and 18 Nesnah Street and 17A Robb Street (Anders Park) Non-contributory: 15,19, 24, 37, 39 and 71 Hansen Street
HO214	Laughton's Post-war Housing Precinct	Contributory: 19, 21, 23, 25, 27, 29, 31, 33, 35 and 37 Creswick Street and 22, 24, 26, 1-6/28, 32 and 34 Commercial Road, Footscray
HO215	Naismith & McCubbin Streets Inter-war Housing Precinct	Contributory: 215 Ballarat Road, 1-6, 8, 10,12, 14, 16, 18, 20 and 22 Naismith Street, and 2, 4, 6, 8, 10, 12 and 14 McCubbin Street, Footscray
HO216	Summerhill Road Inter-war and Post-war Housing Precinct	Contributory: 1-7 (odd numbers only), 8-11, 13, 15-21, 23-26, 29-33, 37, 39-51, 53, 55, 57-63, 65-68, 69-77 (odd numbers only) Summerhill Road, Footscray/West Footscray/Maidstone, 1, 4-11, 13-22, 24-26A, 28 and 30 Coral Avenue, Footscray Non-contributory: 27, 28, 28A, 34-36, 38, 52A, 52B, 54, 56 and 64 Summerhill Road, Footscray/West Footscray/Maidstone, 3, 12 and 26B Coral Avenue, Footscray
HO217	Tottenham Post-war Industrial Area Housing Precinct	Contributory: 1-9,11-21, 25-29, 1/30, 31-41, 42-46 (McDonald Reserve), 43 – 57 (odd numbers only) Fontein Street, West Footscray, 1-7, 10, 11, 12, 13-17 and 19-58 Gwelo Street, 1, 5-11 and 15-37 (odd numbers only) and 39 (Dempster Street Reserve) Dempster Street, West Footscray, 2, 3, 1/4, 5-18, 20-24, 26,, 29- 35, 1/37, 38-40 Sredna Street, West Footscray, 169, 171, 173, 175 and 177 Sunshine Road, West Footscray Non-contributory: 10A, 10B, 22, 23, 2/30 and 59

		Fontein Street, West Footscray, 8-9, 12A,18, 59 and 65 Gwelo Street, West Footscray, 3 Dempster Street, West Footscray, 1, 2/4, 13, 1-3/19, 25, 27, 28A, 28B, 36A, 36B and 2/37 Sredna Street, West Footscray, 3A, 3B, 5, 7A and 7B Aliwal Street, West Footscray, 4-7 and 10 Bizana Street, West Footscray and 67, 71 and 73 Cala Street, West Footscray
HO218	West Footscray Inter-war and Post-war Residential Precinct	Contributory: 1-12 Berthandra Court West Footscray, 2-9, 11-19, 21 and 23 First Street, West Footscray, 2-7, 9-18 Hartley Avenue, 1-12, 14-19 Neil Street, West Footscray, 1-3, 1-6/4, 5-11, 13-15, 17 and 19 Rondell Avenue, West Footscray contributory: 1 and 10 First Street, West Footscray, 1, 8A, 8B, Hartley Avenue, 1-3/12 Rondell Avenue, West Footscray

- Rezones properties from the General Residential Zone Schedule 1 (GRZ1) to the Neighbourhood Residential Zone Schedule 2 (NRZ2) as shown in Table 2.

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Table 2

HO Number	Precinct name	Properties to be rezoned to Neighbourhood Residential Zone
HO211	Bottomley's Paddock Inter-war and Post-war Residential Precinct	1-34 Barton Street, 1-33 Hope Street, 1-21 Molesworth Court, 1, 3-19, 21-41, 43-65, and 72-84 (even numbers only) Napoleon Street, 1-29, 31, 32, 34-43, 45 and 47 Palmerston Street, 1-34 Stanley Street, 3-34, and 36 Tucker Street, 2-34 (even numbers only) View Street, 6-39, 46, 48-57, 59-79, 81, 83 and 85 Wellington Street, West Footscray and 1-9, 11-21, 23-31 and 33 Wallace Street, Maidstone
HO212	Centennial & Duke Streets Inter-war and Post-war Residential Precinct	1-14 Centennial Street, and 1 and 2-14 (even numbers only) Duke Street, West Footscray
HO213	Hansen Inter-war Residential Precinct	2, 4-47, 49-77 (odd numbers only) Hansen Street, West Footscray and 1-6 and 8-18 (even numbers only) Nesnah Street, West Footscray
HO214	Laughton's Post-war Housing Precinct	19-37 (odd numbers only) Creswick Street, Footscray, 22, 24, 26, 1-6/28, 32 and 34 Commercial Road, Footscray
HO215	Naismith & McCubbin Streets Inter-war Housing Precinct	1-6 and 8-22 (even numbers only) Naismith Street, Footscray, 215 Ballarat Road and 2-14 McCubbin (even numbers only) Street, Footscray
HO216	Summerhill Road Inter-war and Post-war Housing Precinct	1, 3, 5, 7-11, 13, 15-21, 23-69, 71-77 (odd numbers only) Summerhill Road, West Footscray, Footscray and Maidstone and 1, 3-22, and 24-30 (even numbers only) Coral Avenue, Footscray
HO217	Tottenham Post-war Industrial Area Housing Precinct	1-23, 25-41, 43, 45-59 (odd numbers only) Fontein Street, 1-59 and 65 Gwelo Street, 1-37 (odd numbers only) Dempster Street,1-40 Sredna Street, West Footscray, 3A, 3B, 5, 7A,and 7B Aliwal Street, 4-7 and 10 Bizana Street and 67, 71 and 73 Cala Street, West Footscray
HO218	Footscray Inter-war and Post-war Residential Precinct	Berthandra Court, 1-19, 21 and 23 First Street, 1-artley Avenue, 1-12 and 14-19 Neil Street, and 1-7 and 19 Rondell Avenue, West Footscray

- Rezones 39 Dempster Street, West Footscray, from the General Residential Zone Schedule 1 (GRZ1)GRZ to the Public Park and Recreation ZonePPRZ to reflect the findings of the West Footscray Inter-war and Post-war Heritage Precinct Study as a contributory reserve to the heritage significance of the Tottenham Precinct (HO217).

Replaces the Settlement Framework Plan map at Clause 21.04 (Settlement) and Housing Framework Plan map at Clause 21.07 (Housing) in the Municipal Strategic Statement to show the seveneight precincts reclassified as Limited Change Areas to ensure that the low scale

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heritage character is maintained and protected.

- Replaces the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to include ~~eight~~ Statements of Significance and Heritage Design Guidelines for the seven precincts, and an updated Permit Exemptions in Heritage Precincts Incorporated Plan ~~July 2021~~(dated April 2023) which includes the additional heritage precincts.
- Replaces the Schedule to Clause 72.08 (Schedule to Background Documents) to include the ~~West Footscray Inter-war and Post-war Heritage Precinct Study March 2021~~Heritage Study as a background document to the Maribyrnong Planning Scheme.
- ~~Amends Planning Scheme Maps 4HO, 5HO, 6HO, 7HO and 8HO to include~~ Amends Planning Scheme Maps 4HO, 5HO, 6HO, 7HO and 8HO to:
  - Delete HO212 mapping from all properties on Duke and Centennial Streets.
  - Remove properties from HO211, HO215, HO216, HO217 and HO218 as detailed in Attachment 1 of this Explanatory Report.
  - Add properties to the Heritage Overlay mapping as follows:
    - 24 Hope Street, West Footscray, and 17 & 25 Wallace Street, Maidstone, included in HO211.
    - 1 Summerhill Road, Footscray, included in HO216.
    - 13, 15 and 27 Dempster Street, West Footscray, included in HO217.

    Note: the exhibited Amendment C172 proposed to apply the permanent Heritage Overlay control to the above properties. The Heritage Overlay maps are being amended to include these properties because they were not affected by interim controls.
  - ~~new Heritage Overlays.~~
- Amends Planning Scheme Zone Maps 4, 5, 6 and 8 ~~Zone Maps~~ to include ~~Neighbourhood Residential Zone~~NRZ2 and Map 7 to include the NRZ2 and PPRZ.
- ~~2.~~

~~Amends Planning Scheme Map 7 to include the Neighbourhood Residential Zone 2 and the Public Park and Recreation Zone.~~

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to implement the recommendations of the Heritage Study ~~*West Footscray Inter-war and Post-war Heritage Precinct Study* (Heritage Alliance, March 2021)~~. The study ~~found~~ identified inter-war and post-war residential precincts ~~areas of~~in West Footscray and surrounding parts of Footscray and Maidstone~~s~~ considered to have~~which meet the threshold for~~ local significance. It ~~and~~ recommended that they should be protected in the Maribyrnong Planning Scheme by applying the ~~their protection inclusion in the~~ H~~h~~eritage O~~o~~verlay ~~of the Maribyrnong Planning Scheme~~.

Objective 1 (d) of Section 4 of the *Planning and Environment Act* 1987 is 'to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.' This amendment assists the City of Maribyrnong in implementing and fulfilling this objective of the Act.

Heritage places contribute to the identity of an area and add character and interest. The inclusion of these heritage precincts will ensure that their character and values are considered as part of any planning permit application. It also ensures that the precincts continue to contribute to the character and history of West Footscray and surrounds.

Previous heritage studies within the City of Maribyrnong ~~identified~~ focused on late Victorian, Edwardian and the Bungalow Era post ~~world~~ World W~~w~~ar 1~~one~~ as significant architectural styles in the municipality. Although worker's housing estates and government provided housing estates were previously recognised ~~previously~~ as significant, residential housing developed in the ~~-~~I~~i~~nter-war and p~~P~~ost-war periods were not considered as part of these studies. There is a gap in the recognition and protection

of inter-war and post-war heritage places in the Maribyrnong Planning Scheme, despite representing important phases in the City's history.

~~Inter-war and Post-war residential areas reflect an important part of the development of Maribyrnong's history.~~ The Heritage ~~Precinct~~ Study ~~2021~~ concluded that the precincts within West Footscray and surrounds contain significant ~~i~~Inter-war and ~~P~~post-war fabric and distinctive historic themes which meet the threshold from inclusion on the Heritage Overlay. The precincts reflect the important development phases within the municipality and have a high level of intactness and authenticity. The amendment is required to better protect these residential areas in West Footscray and surrounds to recognise the contribution of ~~i~~Inter-war and ~~P~~post-war heritage places.

The revision of the existing incorporated document 'Permit Exemptions in Heritage Precincts Incorporated Plan' provides ~~a~~ benefit by reducing minor heritage-based planning permit applications within the new precincts (provided it meets particular design requirements). The exemptions are generally for works that are not visible from the public realm and will not have a detrimental effect on the heritage place within the precinct. The exemptions include minor modifications and alterations, outbuildings and fences and roller doors with some exceptions. There is a net community benefit through the revision of the permit exemptions as it assists in the conservation of places by encouraging development that respects the heritage significance. It also provides an economic benefit to residents and applicants as it reduces the cost and time associated with preparing a planning permit application.

The rezoning of ~~General Residential Zone~~GRZ land to ~~Neighbourhood Residential Zone~~NRZ within the precincts reflects the need to manage and ensure development respects the heritage and low scale character identified in the Heritage ~~Precinct~~ Study ~~2021~~. The Settlement and Housing Framework Plan maps ~~will~~ have also ~~be~~ been revised to reflect this change by reclassifying the precincts as Limited Change Areas. This is supported by the Maribyrnong Housing Strategy 2011 and the draft Maribyrnong Housing Strategy 2018 which states limited change areas supports low scale development that respects the identified heritage values, and limits housing growth to ensure that the heritage character is preserved.

The rezoning of 39 Dempster Street, West Footscray, from ~~the General Residential Zone~~GRZ to ~~the Public Park and Recreation Zone~~PPRZ ensures that the zone accurately reflects the findings of the ~~West Footscray Inter-war and Post-war~~ Heritage ~~Precinct~~ Study that the Demspter Street reserve is a contributory reserve and forms part of the heritage significance of the Tottenham Precinct (HO217). The rezoning is also supported by the Maribyrnong Open Space Strategy 2014 that states identified open space should be rezoned to Public Park and Recreation Zone.

How does the amendment implement the objectives of planning in Victoria?

The amendment is consistent with the objectives of planning in Victoria by implementing the objective detailed at section 4 (1) of the *Planning and Environment Act* 1987 which states:

- *To provide for the fair, orderly, economic and sustainable use and development of land*
- *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value*
- *To balance the present and future interests of all Victorians.*

How does the amendment address any environmental, social and economic effects?

Environmental and social effects

The amendment is expected to have a positive environmental and social effect as it protects locally significant places in the City of Maribyrnong. The amendment will encourage reuse, restoration and adaptation of existing heritage places. Retention of existing places will minimise building waste associated with demolition and the construction of new buildings.

The amendment aims to protect the City of Maribyrnong's heritage, which is an integral part of its social fabric. It supports the community expectation that heritage assets will be protected.

Economic effects

Improving the protection of heritage places in the City of Maribyrnong is expected to have positive economic effects by reinforcing the City's identity and historical past for future generations.

The amendment also seeks to reduce red-tape by updating the existing permit exemptions incorporated document to include the additional ~~eight~~ seven heritage precincts (where appropriate). The update of the permit exemption incorporated document ensures that property owners will not require a planning permit for certain buildings and works that are usually triggered by the Heritage Overlay. This will reduce

costs and times required for planning applications and fees. The amendment is not expected to have any adverse or significant economic repercussions.

Does the amendment address relevant bushfire risk?

The land affected by the amendment is not subject to bushfire risk or a Bushfire Management Overlay. There is no increased risk of bushfires resulting from this amendment.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes as identified at Section 7(5) of the *Planning and Environment Act* 1987.

The amendment is consistent with *Ministerial Direction No. 9 – Metropolitan Strategy (Plan Melbourne)*, as it accords with the following direction and policy of Plan Melbourne 2017-2050:

- Direction 4.4 – Respect Melbourne's heritage as we build for the future

  This direction seeks to ensure that heritage is valued when managing growth and change.

- Policy 4.4.1- Recognising the value of heritage when managing growth and change

  This policy aims to protect Melbourne's heritage and improve heritage management processes within the Victoria planning system.

- Policy 5.1.2 Support a network of vibrant neighbourhood activity centres

  This policy seeks to protect the unique character of neighbourhood and assists in determining the built form outcomes in the area.

The amendment is also consistent with the *Ministerial Direction No. 11 – Strategic Assessments of Amendments*.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports the Planning Policy Framework, including Clause 11.02-1S Supply of urban land by ensuring that is a sufficient supply of land for various uses. The amendment implements the following strategy from Clause 11.02-1S *Supply of urban land*:

- Planning for urban growth should consider neighbourhood character and landscape considerations.

The amendment further supports the Planning Policy Framework, in particular Clause 15.03-1S *Heritage conservation* by ensuring the conservation of places of heritage significance. The following strategies within Clause *15.03-1S Heritage conservation* are implemented as part of this amendment:

- Identify, assess and document places of natural or cultural significance as a basis for inclusion in the planning scheme.
- Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.
- Encourage appropriate development that respects places with identified heritage values.
- Retain those elements that contribute to the importance of the heritage place.
- Encourage the conservation and restoration of contributory elements of a heritage place.
- Ensure an appropriate setting and context for heritage places is maintained or enhanced.

The amendment also supports Clause 15.01-5S *Neighbourhood Character* by recognising, supporting and protecting neighbourhood character, cultural identity and sense of place. The following strategies within Clause 15.01-5S *Neighbourhood Character* are implemented as part of this amendment:

- Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
- Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the: Pattern of local urban structure and subdivision. Underlying natural landscape character and significant

vegetation. Neighbourhood character values and built form that reflect community identity.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports the Municipal Strategic Statement by protecting and conserving heritage places in accordance with Clause 21.06-3 *Heritage.* The following strategies within Clause *21.06-3 Heritage* are implemented as part of this amendment:

- Protect areas and sites which are the best expression of the city's major industrial, commercial and residential growth eras.
- Ensure representation of all the different phases of the City's development.

The Amendment also supports the local planning policy framework by protecting and conserving heritage places in accordance with the objectives of *Clause 22.01 Cultural Heritage Policy*. It supports the following objectives:

- To protect and conserve heritage places.
- To protect heritage places from adverse impacts.

The Amendment supports *Clause 21.07-1 Housing* by limiting development in residential areas with low scale built form and heritage significance. The amendment will replace the Housing Framework Plan within Clause 21.07 to ensure that it accurately reflects the heritage precincts as a limited change area. It also makes consequential changes to the Settlement Framework Plan within Clause *21.04 Settlement* to identify the precincts as 'Heritage Areas – limited change area'.

The Maribyrnong Housing Strategy 2011 identifies Llimited Cchanges Aareas as having significant and established neighbourhood character and heritage values, and new development within these areas must be consistent with the low scale, type and character of the surrounding area. The rezoning of the precincts from the ~~General Residential Zone~~GRZ to ~~the Neighbourhood Residential Zone~~NRZ reflects the classification of Limited Change Areas. The draft Maribyrnong Housing Strategy 2018 also identifies heritage areas as Limited Change which support low scale development that respects the existing heritage values and limit housing growth to preserve character and values.

The following strategies within *Clause 21.07-1 Residential capacity and location* are implemented as part of this amendment:

- Maintain and enhance these areas and ensure that new development respects the existing heritage values and preferred neighbourhood character.
- Ensure the scale, form and appearance of new housing is in keeping with the surrounding development and the heritage and preferred neighbourhood character values of the area.

How does the amendment support or implement the Municipal Planning Strategy?

The Maribyrnong Planning Scheme does not contain a Municipal Planning Strategy so this consideration is not relevant to the Amendment.

Does the amendment make proper use of the Victoria Planning Provisions?

The Amendment makes proper use of the Victoria Planning Provisions and is consistent with the Ministerial Direction - The Form and Content of Planning Schemes.

The Heritage Overlay is the most appropriate mechanism for recognising and protecting the cultural heritage significance of the identified places. The Heritage Overlay requires a permit to be granted for building and works, including demolition that could affect the significance of these precincts and individual properties. It will also provide a framework to manage heritage values of each precinct.

The inclusion of Statements of Significance, Heritage Design Guidelines and Permit Exemptions in Heritage Precincts Incorporated Plan (referenced in the Schedule to the Heritage Overlay and Schedule to Documents Incorporated in this Planning Scheme) is consistent with Ministerial Direction – The Form and Content of Planning Schemes and Planning Practice Note 1: Applying the Heritage Overlay.

The use of the ~~Neighbourhood Residential Zone (~~NRZ~~)~~ ensures that any development in the heritage precincts manages and respects the identified low scale built form and heritage characteristics. This is consistent with Planning Practice Note 91- Using the Residential Zones, which identifies that the NRZ should be applied to areas with low scale built form (1 or 2 storeys) and where minimal change is expected to occur. The new Schedule 2 to the NRZ includes ~~a~~ specific heritage character objectives.

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The use of the ~~Public Park and Recreation Zone (~~PPRZ~~)~~ ensures open space areas are recognised for public recreation and open space.

How does the amendment address the views of any relevant agency?

The views of relevant agencies ~~will be~~were sought during ~~the~~ public exhibition of Amendment C172mari. Submissions were received from Environment Protection Authority Victoria, Energy Safe Victoria and Greater Western Water, who outlined their support/no objection to the amendment.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is not likely to have an impact on the requirements of the Transport Integration Act.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment is expected to result in a modest increase in planning applications resulting from the application of the Heritage Overlay to the ~~eight~~ seven precincts. However, the revision of the 'Permit Exemptions in Heritage Precincts Incorporated Plan' to include relevant exemptions for the new heritage precincts will assist in reducing the number of applications and overall resource and administration costs of the responsible authority.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Maribyrnong City Council website at www.maribyrnong.vic.gov.au/AmendmentC172

The amendment is available for public inspection, free of charge, during office hours by appointment at ~~the following places:~~Maribyrnong City Council, Footscray Library Customer Service Desk (56 Paisley Street, Footscray). Appointments can be made by phoning 9688 0200.

The amendment can also be inspected free of charge at the Department of ~~Environment, Land, Water~~Transport and Planning website at ~~http://~~www.planning.vic.gov.au/public-inspection

~~Submissions~~

~~Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by 7 April 2022.~~

~~A submission must be sent to:~~

~~Post Maribyrnong City Council~~
~~Strategic Planning - Amendment C172~~
~~PO Box 58~~
~~West Footscray VIC 3012~~

~~Email AmendmentC172@maribyrnong.vic.gov.au~~

~~Online www.yourcityyourvoice.com.au~~

~~Panel hearing dates~~

~~In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:~~

- ~~directions hearing: 20 June 2022~~
- ~~panel hearing: 18 July 2022~~

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ATTACHMENT 1 –~~Mapping reference table~~Land affected by Amendment C172mari

~~Location~~Precinct	Land ~~/Area Affected~~included in the precinct and permanent Heritage Overlay ~~-~~	Land removed from the precinct and deleted from the Heritage Overlay	Mapping Reference
HO211 Bottomley's Paddock Inter-war and Post-war Residential Precinct	1-34 Barton Street, 1-33 Hope Street, 1-21 Molesworth Court, ~~1, 3- 19, 21-41, 43-65, and 72-84 (even numbers only) Napoleon Street,~~ 1- 29, 31, 32, 34, 36-43, 45 and 47 Palmerston Street, 1-34 Stanley Street, 3-34, and 36 Tucker Street, 2-34 (even numbers only) View Street, ~~6-39, 46, 48-57, 59-79, 81, 83 and 85 Wellington Street, West Footscray~~ and 1-9, 11-21, 23-31 and 33 Wallace Street, Maidstone	1, 3- 19, 21-41, 43-65, and 72-84 (even numbers only) Napoleon Street, 50A and 50B Norfolk Street, Maidstone, 35 Palmerston Street, West Footscray, 6-39, 46, 48-57, 59-79, 81, 83 and 85 Wellington Street, West Footscray	~~Maribyrnong C172mari 001hoMap07 Exhibition~~ ~~Maribyrnong C172mari 002hoMaps04_07 Exhibition~~Maribyrnong C172mari 001 d-ho Maps04_07 Approval Maribyrnong C172mari 002 d-ho Maps 04_05_07_08 Approval Maribyrnong C172mari 005 ho Maps 04_07 Approval Maribyrnong C172mari 008zn Maps04_07 ~~Exhibition~~Approval
HO212 Centennial & Duke Streets Inter-war and Post- war Residential Precinct	~~1-14 Centennial Street, and 1 and 2-14 (even numbers only) Duke Street, West Footscray~~Nil (HO212 abandoned)	1-14 Centennial Street, and 1 and 2-14 (even numbers only) Duke Street, West Footscray	~~Maribyrnong C172mari 003hoMap07 Exhibition~~Maribyrnong C172mari 004 d-ho Map 07 Approval ~~Maribyrnong C172mari 009zn Map07 Exhibition~~
HO213 Hansen Inter-war Residential Precinct	2, 4-47, 49-77 (odd numbers only) Hansen Street, West Footscray, 1-6 and 8-18 (even numbers only) Nesnah Street, West Footscray and 17A Robbs Road, West Footscray		~~Maribyrnong C172mari 003hoMap07 Exhibition~~ Maribyrnong C172mari 009zn Map07 ~~Exhibition~~Approval
HO214 Laughton's Post-war ~~Housing~~ Residential Precinct (formerly referred to as Laughton's Post-war Housing Precinct)	19-37 (odd numbers only) Creswick Street, Footscray, 22, 24, 26, 1- 6/28, 32 and 34 Commercial Road, Footscray		~~Maribyrnong C172mari 005hoMap08 Exhibition~~ Maribyrnong C172mari 010zn Maps04_05_07_08 ~~Exhibition~~Approval
HO215 Naismith ~~& McCubbin~~ Street~~s~~ Inter-war ~~Housing~~ Residential Precinct (formerly referred to as the Naismith & McCubbin Streets Inter-war Housing Precinct)	1-6 and 8-22 (even numbers only) Naismith Street, Footscray~~, 215 Ballarat Road and 2-14 (even numbers only) McCubbin Street, Footscray~~	215 Ballarat Road and 2-14 (even numbers only) McCubbin Street, Footscray	~~Maribyrnong C172mari 004hoMaps05_08 Exhibition~~ Maribyrnong C172mari 002 d-ho Maps 04_05_07_08 Approval Maribyrnong C172mari 010zn Maps04_05_07_08 ~~Exhibition~~Approval

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HO216 Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct (formerly referred to as the Summerhill Road Inter-war and Post-war Housing Precinct)	1, 3, 5, 7-11, 13,15-21, 23-26, 27-69 (odd numbers only), 71-77 (odd numbers only) Summerhill Road, West Footscray, Footscray and Maidstone and 1, 3-22, and 24- 30 (even numbers only) Coral Avenue, Footscray	11 Kelso Lane, Footscray, and 28-68 (even numbers only) Summerhill Road, West Footscray	~~Maribyrnong C172mari 002hoMaps04_07 Exhibition~~ ~~Maribyrnong C172mari 007hoMaps04_07 Exhibition~~ Maribyrnong C172mari 002 d-ho Maps 04_05_07_08 Approval Maribyrnong C172mari 005 ho Maps 04_07 Approval Maribyrnong C172mari 008zn Maps04_07 ~~Exhibition~~Approval Maribyrnong C172mari 010zn Maps04_05_07_08 ~~Exhibition~~Approval
HO217 Tottenham Post-war Industrial Area ~~Housing~~ Residential Precinct (formerly referred to as the Tottenham Post-war Industrial Area Housing Precinct)	1-23, 25-41,42-46 (even numbers only) and 43-59 (odd numbers only) Fontein Street, 1-59 ~~and 65~~ Gwelo Street, 1-39 (odd numbers only) Dempster Street,~~1-40 Sredna Street,~~ 169-177 (odd numbers only) Sunshine Road, West Footscray, 3A, 3B, 5, 7A and 7B Aliwal Street, 4-7 and 10 Bizana Street and 67, 71 and 73 Cala Street, West Footscray	65 Gwelo Street, West Footscray, and 1-40 Sredna Street, West Footscray	~~Maribyrnong C172mari 006hoMaps06_07 Exhibition~~ Maribyrnong C172mari 003 d-ho Map 06 Approval Maribyrnong C172mari 006 ho Map 07 Approval Maribyrnong C172mari 011zn Maps06_07 ~~Exhibition~~Approval
HO218 West Footscray Inter-war and Post-war Residential Precinct	1-12 Berthandra Court, 1-19 and~~,~~ 21 ~~and 23~~ First Street, 1-18 Hartley Avenue, 1-12 and 14-19 Neil Street, and 1-15, 17 and 19 Rondell Avenue, West Footscray	23 First Street, West Footscray	~~Maribyrnong C172mari 001hoMap07 Exhibition~~ Maribyrnong C172mari 001 d-ho Maps04_07 Approval Maribyrnong C172mari 011zn Maps06_07 ~~Exhibition~~Approval

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Planning and Environment Act 1987

MARIBYRNONG PLANNING SCHEME

AMENDMENT C172mari

INSTRUCTION SHEET

The planning authority for this amendment is the Maribyrnong City Council.

The Maribyrnong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 11 attached maps sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos. 4, 5, 6, 7 and 8 in the manner shown on the 4 attached maps marked "Maribyrnong Planning Scheme, Amendment C172mari".

Overlay Maps

2. Amend Planning Scheme Map Nos. 4HO, 5HO, 6HO, 7HO and 8HO in the manner shown on the ~~7~~ 6 attached maps marked "Maribyrnong Planning Scheme, Amendment C172mari", by replacing HO211, HO213, HO214, HO215, HO216, HO217 and HO218 on a permanent basis and deleting HO212. These overlays were applied in the interim by Amendment C173mari and modified by Amendment C175mari.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In **Local Planning Policy Framework** – replace Clause 21.04 with a new Clause 21.04 in the form of the attached document.

~~2.~~4. In **Local Planning Policy Framework** – replace Clause 21.07 with a new Clause 21.07 in the form of the attached document.

~~3.~~5. In **Zones** –Clause 32.09, insert a new Schedule 2 in the form of the attached document.

~~4.~~6. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.

~~5.~~7. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

~~6.~~8. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

End of document

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21.04 SETTLEMENT

~~14/02/2019~~
~~C143~~ ~~--/--/----~~
Proposed C172mari

21.04-1 Activity Centre Planning

15/09/2012
C82(Part 1)

The overall retailing pattern in the City of Maribyrnong is consistent with the objectives of the State Planning Policy Framework as most retailing in the municipality is undertaken in activity centres. Retail activity outside the activity centres is generally marginal and in many cases declining.

The City of Maribyrnong's activity centre network comprises:

Activity Centres

Centre Type	Location
Central Activities District (CAD)	Footscray
Principal Activity Centre (PAC)	Highpoint
Major Activity Centre (MAC)	Central West
Specialised Activity Centre (SAC)	Victoria University
Existing Neighbourhood Activity Centres (NAC)	Barkley Village West Footscray, Braybrook Shopping Centre, Edgewater, Seddon, Yarraville, and Yarraville Square.
Proposed Neighbourhood Activity Centres	Maribyrnong Defence Site and at the Bradmill precinct in Yarraville. These centres, created as part of the overall planning for the redevelopment of the sites, will cater for local retail, services and business needs of those new communities.
Local Centres	Ballarat and Duke, Ballarat and Summerhill, Ballart and Gordon, Braybrook Village, Gamon Street, Mitchell and Hampstead, Waterford Gardens, and Wembley Avenue. The centres listed below are expected to decline as local convenience-oriented centres for their local neighbourhoods because of their location on very busy roads or their proximity to other centres providing a better range of goods and services: Geelong Road and Wales Street,

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Centre Type	Location
	Kingsville – Somerville and Geelong Road, South Road and Duke Street, and Tottenham.
Small Destination Centres	Western Gateway (Cnr Williamstown Road and Thomas St), Williamstown Road at Francis Street, Somerville Road from Wales to Coronation Streets, Somerville Road at Williamstown Road, and Somerville Road at Gamon Street.

The activity centre network excludes various retail clusters of businesses and shops, mostly around major intersections, because they do not provide local convenience retailing and are not preferred locations for expansion of retailing.

Generally the city's activity centre network has limited transit orientation. Footscray and Yarraville are the only two centres with a train station in the heart of the centre. Buses serve most centres and are the main form of public transport. The majority of centres are on or immediately adjacent to busy roads and concentrate on exposure to passing car traffic rather than interaction with pedestrians. Planning for centres must focus on the role of activity centres as places that can encourage sustainable transport practices such as increased walking, cycling and use of public transport.

The preferred development and improvement of activity centres is being guided by the *Review of Retail Development and Activity Centre Policy 2009,* structure plans and urban design frameworks.

There are a number of local centres that provide convenience retailing and commercial services for local communities. The local centres with the most potential for growth and diversification are in the redeveloping and growing northern part of the municipality.

Objective 1

To create an activity centre network with a variety of easily accessible, pleasant and safe places where people can gather, socialise, shop, work, live, be entertained and make use of many kinds of community and leisure services without having to travel far.

Strategies

Encourage development that implements the relevant Urban Design Framework or Structure Plan.

Promote the complementary nature of Footscray and Highpoint activity centres.

Facilitate the development of new neighbourhood centres at the Bradmill Precinct site, Yarraville and Maribyrnong Defence Site, to cater for local retail, services and business needs of those new communities.

Ensure that development at the new neighbourhood centre at the Maribyrnong Defence Site is complementary to the nearby Highpoint Principal Activity Centre.

Maintain and enhance the viability of the network of centres by ensuring any expansion of retailing floorspace is appropriate for the centre's place in the hierarchy.

Protect areas adjacent to activity centres from negative impacts.

Limit the expansion of small destination centres with poor connections to public transport and a declining role to reduce their influence on the activity centre network.

Objective 2

To transform the Footscray CAD, Highpoint PAC and Central West MAC into mixed use retail, commercial, residential and community services centres with a sense of place.

Strategies

Increase housing intensification within and adjacent to the Footscray CAD, Highpoint PAC and Central West MAC in accordance with centre structure plans.

Develop the city's larger activity centres as regional arts, recreation and leisure nodes.

Objective 3

To develop centres in accordance with their place in the activity centre hierarchy.

Strategies

Encourage new buildings in activity centres to provide for a mix of uses.

Encourage residential uses above and to the rear of business uses.

Ensure new developments in activity centres respect the character, form and height of buildings within any adjoining Residential 1 zoned land on or within 10 metres of the site boundaries.

Discourage uses or new developments in activity centres which will be incompatible with a continued residential presence whether through scale, image or off-site environmental or amenity impacts.

Objective 4

To enhance the community focus of local activity centres.

Strategies

Encourage a wider business and land-use mix in local activity centres geared to servicing a wider range of local resident needs.

Increase employment opportunities in local activity centres.

Increase opportunities for social interaction in local activity centres.

Policy Guidelines

Support the implementation of the Activity Centre Zone in Footscray CAD and Highpoint PAC.

21.04-2 Housing Growth

13/12/2012
C111

The city's population is growing and is forecast to reach 104,000 by 2031, an increase of 30,800 from 2011. It is anticipated that about 14,000 - 16,000 new dwellings will be needed to support this increase. With an increasing proportion of Melbourne's growth expected to occur within established suburbs and at higher densities, this forecast may increase in the future.

The population structure of the municipality will change depending upon the form of development, the increase in population and through ageing.

Council has developed a Housing Growth Area Framework (included at Clause 21.07) that indicates the opportunities for residential development to cater for the forecast population and housing increase over the next 20 years.

Objective 5

To accommodate between 14,000 and 16,000 additional households by 2031.

Strategies

Direct most of the residential development to identified substantial change areas, and substantial change activity centres.

Support incremental change across residential areas.

Limit change in established residential areas with heritage significance or an identified residential character, and areas

with an identified constraint, such as inundation, that necessitate protection through a specific overlay.

21.04-3 Social Impact

15/09/2012
C82(Part 1)

Despite increasing gentrification the municipality is one of the most disadvantaged in Victoria. The city continues to have high levels of unemployment, combined with higher levels of refugees and new arrivals, a highly mobile population and greater burden of preventable disease associated with poor socio-economic populations. The level of disadvantage is even higher in some locations, especially around public housing areas.

Objective 6

To minimise adverse social impacts from development and land uses.

Strategies

Require a social impact assessment for significant rezoning proposals, residential developments greater than 300 dwellings and major commercial developments.

Use social impact assessments to determine what new facilities are needed and the contributions required from developers.

21.04-4 Open Space network

12/10/2017
C146

The city has a network of just over 150 open spaces covering more than 307 hectares of land. A notable feature of the open space network is its diversity. This includes large historical gardens, major sporting reserves, open space corridors along the Maribyrnong River and Stony Creek, and the highly valued smaller neighbourhood and local parks and spaces. However, large parts of the city are without quality open space including areas where existing parks need improvement and additional facilities, while in other parts of the city there is no open space within safe and easy walking access of the community. Access to open space can be limited due to barriers, such as main road and rail lines, distance and the lack of appropriate facilities. While much of the open space is located along the Maribyrnong River with regional open space and biodiversity values, it is distant from the populated areas and is subject to flooding, which limits the extent of possible improvement and use.

The open space and recreational needs of the community are changing due to the city's significant redevelopment, the changing population structure, recreational trends and increasing expectations. Many recreational facilities are ageing and require significant renewal. Additional and improved open space and new or upgraded recreational facilities will be needed to broaden the range of recreational settings and opportunities available to the community.

The open space and recreational needs of the community will be influenced by higher density living and the forecast population growth. Significant medium and high density redevelopment will increase demands on public open space and facilities. An increasing proportion of single person households creates the need for more diverse recreational options that provide opportunities for social interaction.

In the central and southern parts of the city, a combination of seeking opportunities to provide new open space and improve the diversity, quality and accessibility of existing open space will create a better connected network of open spaces, activity centres and facilities. The northern part of the city includes significant redevelopment sites with opportunities for providing new open space to meet the sport and recreation needs of new communities. In particular, redevelopment of the former Maribyrnong Defence Site offers the opportunity to provide additional sporting facilities and passive open space, along with extending the linear open space system along the Maribyrnong River improving both the biodiversity and recreational values of this corridor.

Objective 7

To expand and improve the network of open space throughout the municipality.

Strategies

Provide new open space in areas identified as underserved.

Improve access to open space and recreational facilities for the increasing residential and worker population.

Upgrade existing public open space to meet changing community needs including the condition, accessibility, facilities and character/aesthetics.

Develop shared path linkages between existing and new open space, community recreation facilities and activity centres.

Promote shared path linkages along existing railway, transport linkages and waterways.

Ensure that new development contributes to the planned open space network.

Objective 8

To provide a continuous linear open space network along the Maribyrnong River and Stony Creek.

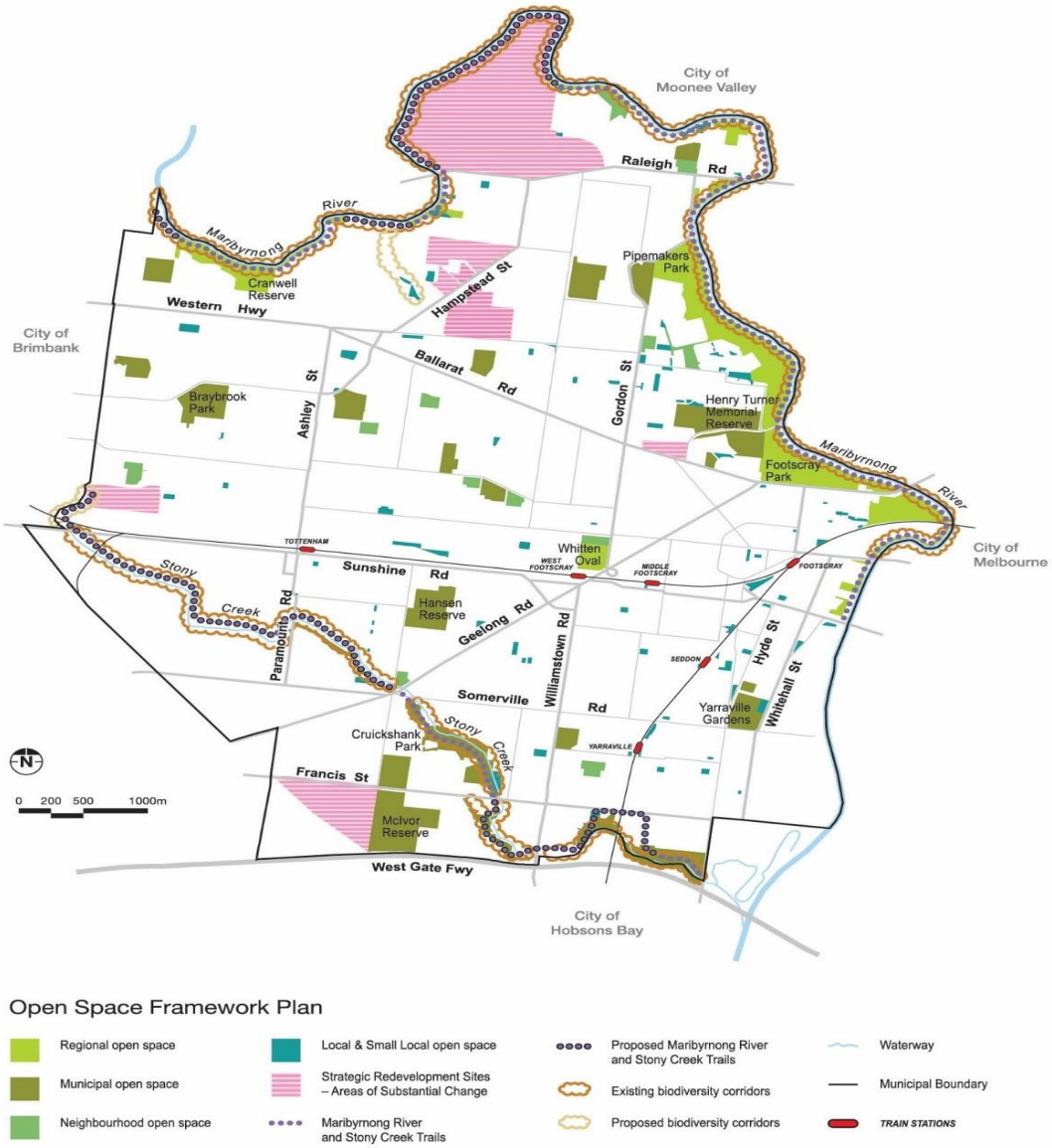
Strategies

Complete the gaps in the linear open space and trail network along the Maribyrnong River with connections to the adjoining urban areas, regional trail system, adjacent open space, community facilities and activity centres.

Develop a linear open space corridor and shared trail along Stony Creek with connections to surrounding urban areas.

Improve the biodiversity values along the Maribyrnong River and Stony Creek.

Agenda Item 9.2 - Attachment 4



Open Space Framework Plan

- Regional open space
- Municipal open space
- Neighbourhood open space
- Local & Small Local open space
- Strategic Redevelopment Sites – Areas of Substantial Change
- Maribyrnong River and Stony Creek Trails
- Proposed Maribyrnong River and Stony Creek Trails
- Existing biodiversity corridors
- Proposed biodiversity corridors
- Waterway
- Municipal Boundary
- TRAIN STATIONS

21.04-5 Strategic Employment Investigation Areas

27/08/2021
C159mari

Three areas have been identified for investigation due to having significant limitations or issues. Further investigation is required to determine if these uncertainties can be addressed in order for these areas to retain or increase their employment role. Strategic Employment Investigation Areas are considered to be employment areas until such time as further investigation clearly demonstrated that this is not a viable option. The areas are:

- Braybrook Ashley Street
- Yarraville Mobil Terminal

In addition to these three areas, the redevelopment of the Maribyrnong Defence Site provides an opportunity to potentially extend the tram route and further improve public transport access to this area.

Braybrook Ashley Street

The area is located west of Ashley Street, Braybrook, extending north from South Road to Hampden Street. The area also has direct residential street abuttal along Crothers, Joy and Melon Streets. The area is located north of the Central West Shopping Centre and 4.1 Ashley Street Braybrook Core Employment Area. The closure of the carpet manufacturing activities from the area has left a large portion of land with large purpose-built industrial buildings, which are not readily adaptable for other industrial uses.

Yarraville Mobil Terminal

The area is a small industrial pocket located in the south east corner of the municipality, straddling the intersection of Hyde and Francis Streets, and directly opposite the Mobil Yarraville Terminal, a recognized major hazard facility situated in the neighbouring City of Hobsons Bay. Existing residential use in the precinct is problematic given the close proximity to the Mobil Yarraville Terminal, while future land use is also influenced by Port Environs controls.

Tram routes

The city's two tram routes (57 and 82), link the Footscray CAD with the Highpoint PAC and provide access from northern Maribyrnong to Moonee Ponds and the Melbourne CBD. The tram routes have the potential to become more important transport and development corridors linking key development nodes with activity centres and transport interchanges. This is occurring between Footscray CAD and Highpoint PAC, with sites such as Victoria University, Kinnears, the Edgewater neighbourhood activity centre, and the Maribyrnong Defence Site. With service improvements, and appropriate land use planning and design, these routes can improve the access residents have to key activity centres and employment based in the Melbourne CBD, as well as increasing and further encouraging the use of sustainable public transport.

Potential residential development along the tram corridors needs to be further explored, however it is likely that it will take the form of 'development nodes' rather than continuous linear development. This type of link is envisaged by the *Western Region Employment and Industrial Development Strategy.*

Objective 9

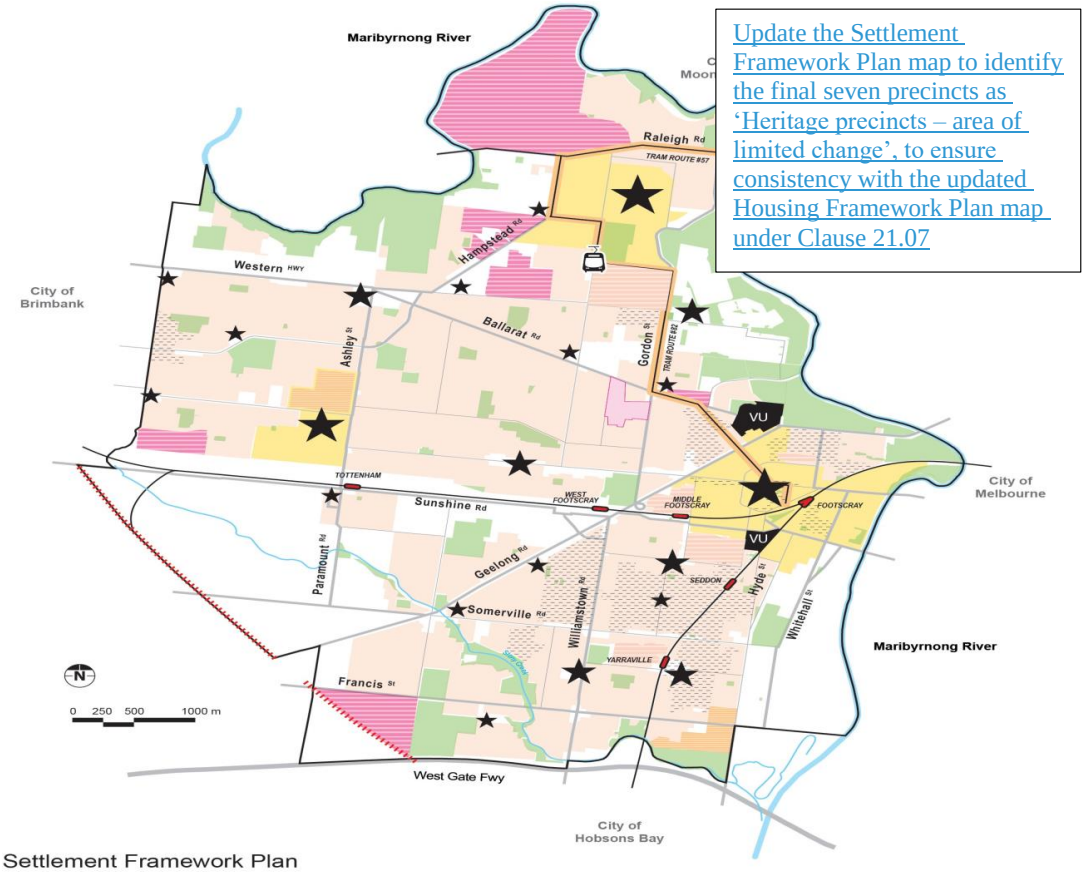
To manage the redevelopment of Strategic Employment Investigation Areas and land along tram corridors in an integrated manner.

Strategy

Ensure the Strategic Employment Investigation Areas and land along tram corridors are appropriately planned and developed.

Agenda Item 9.2 - Attachment 4

Update the Settlement Framework Plan map to identify the final seven precincts as 'Heritage precincts – area of limited change', to ensure consistency with the updated Housing Framework Plan map under Clause 21.07



Settlement Framework Plan

- Strategic Redevelopment Sites – Areas of Substantial Change
- Open Space
- Western Hospital Precinct
- Municipal Boundary
- Strategic Employment Investigation Areas
- Heritage precincts – areas of limited change
- Areas of important Neighbourhood Character – limited change
- Areas of Incremental Change
- Principal Activity Centre and Central Activities District
- Major Activity Centre
- Neighbourhood Activity Centres
- Local Activity Centres
- TRAIN STATIONS
- Freight Rail Line (Newport - Sunshine)
- VU Victoria University
- PPTN Tram Corridor
- Maribyrnong River
- Stony Creek

Agenda Item 9.2 - Attachment 4

21.07
--/--/----
Proposed
C172mari
21.07-1
10/11/2016
C108

HOUSING

Residential capacity and location

The City has opportunities for significant residential redevelopment for the next 20 years that will cater for the forecast population and housing increase.

Substantial, Incremental and Limited change areas are identified on the Framework Plan that forms part of this Clause.

Housing growth area framework

Substantial change areas	Significant redevelopments are proposed for the Maribyrnong Defence Site (MDS), Kinnears site in Footscray, the former Defence site in Beachley Street, Braybrook, the Bradmill Precinct in Yarraville and the Maidstone Hampstead Road East Strategic Redevelopment Sites. Other smaller sites across the municipality will also contribute to the supply of new housing.
Substantial change activity centres	In the future the Highpoint PAC and Footscray CAD will assume a stronger role and greater capacity for substantial medium and higher density housing developments.
Incremental change areas	All other residential areas without heritage significance or an identified residential character that warrants planning protection through specific overlays.
Incremental change activity centres	The mixed use and residential developments occurring in activity centres will continue and increase.
Limited change areas	Existing residential areas with heritage significance or an identified residential character that warrants planning protection through specific overlays, and areas with an identified constraint, such as inundation, that necessitate protection through an overlay. The majority of these areas have been identified in Council's Heritage Study (2001) and neighbourhood character studies.

The mixed use and residential developments occurring in key activity centres will continue and increase. This will extend housing choice, improve access to infrastructure, services and transport for residents and will help support and broaden the function of centres.

Core employment areas, key passenger and freight transport corridors and major hazard facilities need protection from residential encroachment to maintain their viability and prevent adverse risk and amenity impacts.

Objective 1

To provide significant opportunities for new residential development in substantial change areas and substantial change activity centres.

Strategies

Determine the form, amount and mix of housing of substantial change areas through site planning.

Ensure the site planning of larger sites facilitates the development of diverse, high amenity precincts which have an identifiable sense of place.

Encourage residential development in substantial change areas to predominantly comprise medium and higher density housing in the form of townhouses; units; apartments; and shop-top dwellings.

Encourage a range of dwelling types and sizes, including affordable housing, to be provided in larger developments.

Ensure new development integrates with existing areas and communities.

Ensure new larger scale developments establish a preferred urban design and architectural character that complements existing areas and creates safe and liveable communities.

Encourage new higher density development to provide space for planting, communal spaces and rooftop gardens to improve amenity and liveability of dwellings.

Ensure developments with sensitive interfaces have a scale and massing that respects the character and scale of their context.

Support developments located away from sensitive interfaces that create a new, higher density urban character.

Ensure development of sites greater than 60 dwellings are well served by public transport, the bike/shared path network, and cater for potential changes to the public transport network.

Encourage higher density residential and mixed use developments within activity centres that are well served by public transport.

Require larger scale residential land redevelopment to contribute to high quality, accessible open space for a range of activities.

Require provision of land for a formal sports reserve and parkland for unstructured recreational activities on the former Maribyrnong Defence Site.

When applying overlays or other planning tools to larger substantial change sites ensure the requirements include:

- provision of a diversity of dwelling types, sizes and tenures
- appropriate provision of community infrastructure and open space
- consideration of public realm improvements and amenity protection at residential interfaces
- preparation of an adverse amenity report
- incorporation of environmentally sustainable design principles.

Objective 2

To provide incremental opportunities for new residential development in incremental change areas and incremental change activity centres.

Strategies

Ensure development has regard to and clearly responds to preferred character statements and design guidelines for specific neighbourhood character precincts.

Ensure the siting and design of infill development respects the scale, form and siting of surrounding development.

Encourage residential development within incremental change areas to predominantly comprise of low and medium density housing in the form of separate and semi detached houses and in appropriate locations units, shop top dwellings and low scale apartments.

Support low scale apartment developments at locations within key Neighbourhood Activity Centres; they must reflect existing local character in terms of height, mass setbacks and building materials; and provide a sensitive and appropriate interface to adjoining streetscapes, buildings and residential areas.

Support gradual medium density ‘infill’ development , in the form of townhouses, units and shop-top dwellings, located close to transport, activity centres and community infrastructure.

Support smaller scale infill residential development in keeping with the streetscape and character of the centres and their adjacent residential in incremental change activity centres.

Encourage the retention of existing housing that positively contributes to preferred neighbourhood character.

Ensure development in activity centres follows relevant structure plans and urban design frameworks.

Protect areas that contribute to the range of housing choice especially for families and lifestyle choices.

Objective 3

In Limited change areas, limit development in residential areas with heritage significance; an identified residential character protected through a specific overlay; and identified constraints, such as inundation, that necessitate protection through an overlay.

Strategies

Maintain and enhance these areas and ensure that new development respects the existing heritage values and preferred neighbourhood character.

Ensure the scale, form and appearance of new housing is in keeping with the surrounding development and the heritage and preferred neighbourhood character values of the area.

Support the renovation and redevelopment of single houses as a means of ensuring diversity across the municipality, and providing accommodation for larger household types.

Support a diversity of dwelling types and sizes, including affordable housing, where appropriate.

Objective 4

To protect core employment areas, key passenger and freight transport corridors and major hazard facilities from residential encroachment.

Strategies

Ensure appropriate buffers are provided between new residential areas and core employment areas, key transport corridors and major hazard facilities.

Incorporate appropriate noise attenuation measures in residential developments adjacent to noise generating sources.

Protect and maintain existing buffers to the core employment areas.

Policy Guidelines

Apply the Preferred Neighbourhood Character Statements policy at Clause 22.05.

Request applications for residential development provide an assessment against the preferred character statements included in the local policy Preferred Neighbourhood Character Statements at Clause 22.05.

Request applications for key strategic redevelopment sites and for developments with more than 300 dwellings provide a social impact assessment.

Support the rezoning of strategic redevelopment sites to provide for higher density residential and mixed use development.

Support the Neighbourhood Character Overlay in appropriate areas.

21.07-2 Housing Diversity and Affordability

13/12/2012
C111

The city has a range of housing comprising detached housing (67%), semi detached (13%), and apartment (20%); this varies across its suburbs. Recent significant developments indicate densities are increasing with more medium density housing forms and some high-rise developments,

particularly within the Footscray CAD. In the future there will be an increasing proportion of medium and higher density housing in the municipality. However, detached housing will remain the predominant form of housing across the municipality.

The existing stock of detached 'family' housing (lots greater than 500 sqm) contributes to the diversity and choice of housing available within the municipality, as they can cater for family households and people preferring these forms of housing as part of their lifestyle. It is expected that this stock of housing will reduce as a proportion of overall housing.

The city has been an affordable area offering housing opportunities for a wide range of households and incomes. The increasing popularity of the area and rising housing prices is reducing affordability and housing opportunities for some lower and middle income households. Increasing the supply and diversity of housing opportunities can assist in meeting affordability objectives.

Objective 5

To encourage a mix of housing.

Strategies

Support increased housing choice by providing a diversity of dwelling types, sizes and tenures.

Ensure new residential developments provide a mix of housing that caters for a range of households, lifestyles, age, incomes and life stages appropriate to the scale and nature of the project.

Encourage larger developments to provide a range of dwelling types and sizes, including affordable housing.

Encourage forms of housing suitable for the needs of an ageing population.

Encourage forms of housing suitable for home based businesses.

Protect areas that contribute to the range of housing choice especially for families and lifestyle choices.

Support the renovation and redevelopment of single houses as a means of providing accommodation for larger household types.

Objective 6

To encourage housing affordability.

Strategies

Support the provision of social housing, in particular development that improves the distribution of social housing across the municipality.

Encourage public, social and affordable housing in activity centres, close to public transport and as part of developments on strategic redevelopment sites.

Encourage the use of dwellings above shops in activity centres for affordable housing.

Encourage new residential development to provide opportunities for public, social and community based affordable housing.

Increase the overall stock of housing within the municipality, particularly medium and higher density development to ensure greater diversity to meet changing household needs.

Implement social and affordable housing targets at the Bradmill Precinct, Maribyrnong Defence Site and Beachley Street, Braybrook redevelopment sites.

Policy Guidelines

Request applications for ten or more dwellings provide an assessment of their housing mix, projected household mix, affordability, and options for including public, social and community affordable housing.

21.07-3 Student Housing

15/09/2012
C82(Part 1)

Housing is needed for students, and to support the role of Victoria University. Increasingly housing is provided privately as well as directly by the university. The possible closure of the university's student village in Maidstone will result in the relocation of housing to other areas, such as Footscray CAD.

Many residential developments located within the Footscray CAD provide specialised student housing. However, not all of these developments provide a suitable design, or are speculative and don't respond to an identified need. Some have been converted to other forms of housing.

The most suitable locations for student housing are within the Footscray CAD and close to the university campuses where students have good access to transport, facilities and services and can contribute to the life of the activity centre.

Objective 7

To encourage a sustainable supply of student housing.

Strategies

Encourage appropriate student housing in Footscray CAD and close to the university campuses.

Integrate student housing and services into the role, function and life of the Footscray CAD.

Identify and monitor the long term demand and supply of student housing.

21.07-4 Caretaker's Houses

14/02/2019
C143

Industrial areas need to be protected from the intrusion of residential development in the form of inappropriate Caretaker's Houses.

Objective 8

To discourage Caretaker's houses in the Industrial 1, Industrial 3 and Business 3 zones.

Strategies

Discourage Caretaker's houses, unless it is demonstrated they are a necessary ancillary use to an existing or proposed building, operation or place.

Discourage subdivision of Caretaker's houses from the use or development to which they are ancillary.

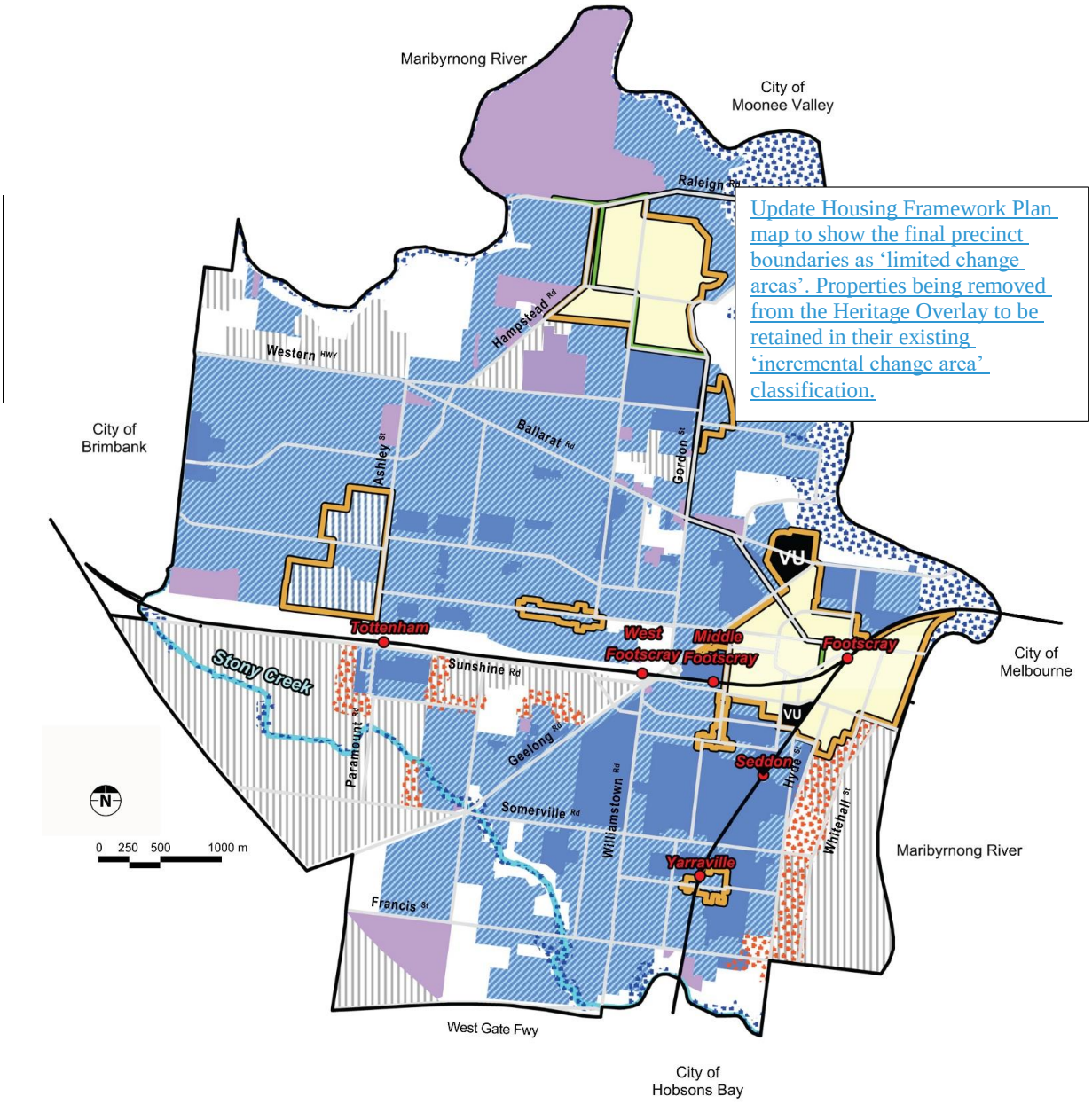
Policy Guidelines

Assess proposals for Caretaker's houses against the following criteria:

- The design of Caretaker's houses should minimise potential amenity conflicts.
- Caretaker's houses should not exceed 30% of the total gross floor area of the industrial or commercial building, or 100 sqm, whichever is the lesser.
- Parking at the rate specified in Clause 52.06 should be provided unless it can be demonstrated by a qualified professional that a variation is justified.

Agenda Item 9.2 - Attachment 4

Update Housing Framework Plan map to show the final precinct boundaries as 'limited change areas'. Properties being removed from the Heritage Overlay to be retained in their existing 'incremental change area' classification.



Housing Framework Plan

- Areas of substantial change
- Areas of incremental change
- Areas of limited change
- Non-residential land
- Areas prone to flooding
- Industrial Buffer Areas
- Activity Centre Boundaries
- Principal Activity Centre and Central Activity Area
- Core Employment Areas
- Train Stations
- PPTN Tram Corridor

--/--/---- Proposed C172mari

SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ2**.

HERITAGE AREAS

1.0 Neighbourhood character objectives

--/--/---- Proposed C172mari

To support development which contributes to the heritage place.

2.0 Minimum subdivision area

--/--/---- Proposed C172mari

None specified.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

--/--/---- Proposed C172mari

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

4.0 Requirements of Clause 54 and Clause 55

--/--/---- Proposed C172mari

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

5.0 Maximum building height requirement for a dwelling or residential building

--/--/---- Proposed C172mari

None specified.

6.0 Application requirements

--/--/---- Proposed C172mari

None specified.

7.0 Decision guidelines

--/--/----
Proposed
C172mari

None specified.

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

Agenda Item 9.2 - Attachment 4

~~--/--/----~~
Proposed
C172mari
~~27/05/2019~~
~~C160mari~~

1.0 Application requirements

27/05/2019
C160mari

None specified.

2.0 Heritage places

~~20/03/2023~~
~~VC229~~
~~--/--/----~~
Proposed
C172mari

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?	Solar energy system 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	Angliss Housing estate heritage area Yarraville **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023	No	No	No	Yes	No	No	No	No
HO2	Ballarat Road residential heritage area Footscray **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO211 ~~Interim control~~ ~~Expiry date:~~ ~~27/11/2023~~	Bottomley's Paddock Inter-war and Post-war Residential Precinct **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023 **Statement of significance:** Bottomley's Paddock Inter-war and Post-war Residential Precinct Statement of Significance, ~~February 2022~~April 2023 **Heritage design guidelines:** Bottomley's Paddock Inter-war and Post-war Residential Precinct Heritage Design Guidelines, ~~February 2022~~April 2023	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
~~HO212~~ ~~Interim control~~ ~~Expiry date:~~ ~~27/11/2023~~	~~Centennial and Duke Streets Inter-war and Post-war Residential Precinct~~ ~~**Incorporated plan:**~~ ~~Permit Exemptions in Heritage Precincts Incorporated Plan, July 2021~~ ~~**Statement of significance:**~~ ~~Centennial and Duke Streets Inter-war and Post-war Residential Precinct Statement of Significance, February 2022~~April 2023 ~~**Heritage design guidelines:**~~ ~~Centennial and Duke Streets Inter-war and Post-war Residential Precinct Heritage Design Guidelines, February 2022~~April 2023	~~No~~	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO3	Footscray commercial heritage area Footscray **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023	No	No	No	Yes	No	No	No	No
HO4	Footscray residential heritage area Footscray **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO213 ~~Interim control~~ ~~Expiry date:~~ ~~27/11/2023~~	Hansen Inter-war Residential Precinct **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023 **Statement of significance:** Hansen Inter-war Residential Precinct Statement of Significance, ~~February 2022~~April 2023 **Heritage design guidelines:** Hansen Inter-war Residential Precinct Heritage Design Guidelines, ~~February 2022~~April 2023	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO214 ~~Interim control~~ ~~Expiry date:~~ ~~27/11/2023~~	Laughton's Post- war Residential Precinct **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023 **Statement of significance:** Laughton's Post- war Residential Precinct Statement of Significance, ~~February 2022~~April 2023 **Heritage design guidelines:** Laughton's Post- war Residential Precinct Heritage Design Guidelines, ~~February 2022~~April 2023	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO5	Munition worker's housing heritage area Braybrook **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023	No	No	No	Yes	No	No	No	No
HO215 ~~Interim control~~ ~~Expiry date:~~ ~~27/11/2023~~	Naismith ~~and McCubbin~~ Street Inter-war Residential Precinct **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023 **Statement of significance:** Naismith ~~and McCubbin~~Street Inter-war Residential Precinct Statement of Significance,	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	~~February 2022~~April 2023 **Heritage design guidelines:** Naismith ~~and McCubbin~~Street Inter-war Residential Precinct Heritage Design Guidelines, ~~February 2022~~April 2023								
HO7	Old Footscray Township residential heritage area Footscray **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO8	Queensville Estate heritage area Kingsville **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023	No	No	No	Yes	No	No	No	No
HO9	Seddon residential and commercial heritage area Seddon, Yarraville **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO10	Somerville Road 20th century residential heritage area Yarraville **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023	No	No	No	Yes	No	No	No	No
HO216 ~~Interim control~~ ~~Expiry date:~~ ~~27/11/2023~~	Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023 **Statement of significance:** Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	Statement of Significance, ~~February 2022~~April 2023 **Heritage design guidelines:** Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct Heritage Design Guidelines, ~~February 2022~~April 2023								
HO217 ~~Interim control~~ ~~Expiry date:~~ ~~27/11/2023~~	Tottenham Post- war Industrial Area ~~Housing~~ Residential Precinct **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023 **Statement of significance:** Tottenham Post- war Industrial Area	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	~~Housing~~ Residential Precinct Statement of Significance, ~~February 2022~~April 2023 **Heritage design guidelines:** Tottenham Post- war Industrial Area ~~Housing~~ Residential Precinct Heritage Design Guidelines, ~~February 2022~~April 2023								
HO11	Upper Footscray residential heritage area Footscray **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO12	War service homes heritage area Maribyrnong **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023	No	No	No	Yes	No	No	No	No
HO218 ~~Interim control~~ ~~Expiry date:~~ ~~27/11/2023~~	West Footscray Inter-war and Post- war Residential Precinct **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023 **Statement of significance:** West Footscray Inter-war and Post- war Residential Precinct Statement of Significance, ~~February 2022~~April	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	2023 **Heritage design guidelines:** West Footscray Inter-war and Post- war Residential Precinct Heritage Design Guidelines, ~~February 2022~~April 2023								
HO13	William Angliss worker housing estate heritage area Footscray **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023	No	No	No	Yes	No	No	No	No
HO14	Yarraville civic and commercial heritage area Yarraville **Incorporated plan:**	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023								
HO15	Yarraville residential heritage area Yarraville **Incorporated plan:** Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023	No	No	No	Yes	No	No	No	No
HO16	United Friendly Societies Dispensary: 42a Albert Street, Footscray	No	No	No	Yes	No	No	No	-
HO19	Interlocking Railway Crossing Gates Anderson Street (Railway Crossing), Yarraville	-	-	-	-	-	Yes Ref No H1028	No	-

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HO17	F.T. Wimble &Co 13-21 Annesley Street, Braybrook	No	No	No	Yes	No	No	No	-
HO20	Footscray Park 4-68 Ballarat Road, Footscray	-	-	-	-	-	Yes Ref No H1220	No	-
HO21	Pioneer Hotel 2-4 Ballarat Road, Footscray	Yes	No	No	Yes	No	No	No	-
HO87	Our Lady of Perpetual Help Catholic Church 46- 48 Ballarat Road, Maidstone	No	Yes	No	Yes	No	No	No	-

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HO88	Elm Street Tree Avenue cnr 31-99 and 46-126 Ballarat Rd, Maidstone The heritage place comprises the 28 Elm trees and the land within the road reserve to the extent of the trees' critical root zone. **Incorporated plan:** Elm street tree avenue, Ballarat Road, Maidstone: HO88 Incorporated Plan	No	No	Yes	Yes	No	No	No	-
HO89	Warren & Brown Engineering Workshops 113- 115 Ballarat Road, Footscray	No	No	Yes - South Australian Sugar Gums	Yes	No	No	No	-

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HO90	Kinnears Rope Works 124-188 Ballarat Road, Footscray	-	-	-	-	-	Yes Ref No H2067	No	-
HO91	Pilkington ACI 234 Ballarat Road, Braybrook	No	No	No	Yes	No	No	No	-
HO83	ETA Factory 254 Ballarat Road, Braybrook	-	-	-	-	-	Yes Ref No H1916	Yes	-
HO89	Warren & Brown Engineering Workshops 113- 115 Ballarat Road, Footscray	No	No	Yes - South Australian Sugar Gums	Yes	No	No	No	-
HO90	Kinnears Rope Works 124-188 Ballarat Road, Footscray	-	-	-	-	-	Yes Ref No H2067	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO91	Pilkington ACI 234 Ballarat Road, Braybrook	No	No	No	Yes	No	No	No	-
HO83	ETA Factory 254 Ballarat Road, Braybrook	-	-	-	-	-	Yes Ref No H1916	Yes	-
HO92	Braybrook Hotel 351 Ballarat Road, Braybrook	No	No	No	Yes	No	No	No	-
HO22	Shop and residence 3 Ballarat Street and 11 Murray Street, Yarraville	Yes	No	No	Yes	No	No	No	-
HO23	Sun Theatre 6-12 Ballarat Street, Yarraville	-	-	-	-	-	Yes Ref No H679	No	-

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HO24	Former State Savings Bank 13 Ballarat Street, Yarraville	-	-	-	-	-	Yes Ref No H723	No	-
HO25	Yarraville Hotel 58 Ballarat Street, Yarraville	Yes	No	No	Yes	No	No	No	-
HO81	Melbourne Woollen Mills 2 Banool Avenue, Yarraville	No	Yes	No	Yes	No	No	No	-
HO27	Shop (formerly Bank) 184 Barkly Street, Footscray	No	No	No	Yes	No	No	No	-
HO28	Shop 234-236 Barkly Street, Footscray	No	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO29	Former Barkly Theatre 277-287 Barkly Street, Footscray	-	-	-	-	-	Yes Ref No H878	No	-
HO30	Church 302 Barkly Street, Footscray	No	No	No	Yes	Yes Wrought iron gates	No	No	-
HO190	Green's Buildings 337-351 Barkly Street, Footscray	No	No	No	Yes	No	No	No	-
HO93	Drill Hall 395 Barkly Street, West Footscray	No	No	No	Yes	No	No	Yes	-
HO94	Canary Island date palm row and Canary Island Pines 399-413 Barkly Street, Footscray The heritage place comprises the 15	No	No	Yes	Yes	No	No	No	-

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	Canary Island date palms and three Canary Island Pine trees and the land beneath the canopy of each tree for a distance of one metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.								
HO95	Washingtonia Palm at Multiple Sclerosis Centre, rear 400-406 Barkly Street, Footscray The heritage place is the Washingtonia Palm tree and the land beneath the canopy of the tree for a distance of one metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.	No	No	Yes	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO96	Nundah 600 Barkly Street, West Footscray	No	No	No	Yes	Yes Barkly St boundary fence	No	No	-
HO97	Methodist Church (former) 75A Bayview Road, Yarraville	No	No	No	Yes	No	No	No	-
HO31	House 21 Bell Street, Seddon **Incorporated plan:** Peppercorn tree avenues, railway reserve north of Seddon Station: HO 98 Incorporated Plan	Yes	No	Yes Elm	Yes	No	No	No	-

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HO100	Raleigh Castle (archaeological site) 14 Belvedere Close, Maribyrnong **Incorporated plan:** Archaeological Management Plan	No	No	No	Yes	No	No	No	-
HO102	St Augustines Parish Hall and School wing 1-7 Birmingham Street, Yarraville	No	No	No	Yes	No	No	No	-
HO103	St. Georges Theatre, UDC Ballroom 30 - 34 Birmingham Street, Yarraville	No	No	No	Yes	No	No	No	-
HO104	Farm Buildings (archaeological site) 44-46 Bloomfield Avenue, Maribyrnong **Incorporated plan:**	No	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	Archaeological Management Plan								
HO105	Kurrajong Street Trees Bloomfield Ave, Maribyrnong The heritage place comprises the 25 Kurrajong trees and the land in the road reserve beneath the canopy of each tree for a distance of one metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.	No	No	Yes	Yes	No	No	No	-
HO32	Shop and dwelling: 9 Buckingham St, Footscray	Yes	No	No	Yes	No	No	No	-

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HO33	Former Technical College building: 1 Buckley St, Footscray (building east of Nicholson Street)	No	No	No	Yes	No	No	No	-
HO106	Shops and Residences 4-10 Buckley St, and 215-217 Nicholson St Footscray	No	No	No	Yes	No	No	No	-
HO107	Rail Bridge over Maribyrnong River & Tunnel Bunbury Street, Footscray	No	No	No	Yes	No	No (Part H1397)	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO108	Elm and ash street tree avenue Bunbury Street, Footscray The heritage place comprises the Elm and Ash street trees and the land within the road reserve beneath the canopy of each tree for a distance of one metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.	No	No	Yes	Yes	No	No	No	-
HO34	House: 24 Buninyong Street, Yarraville	Yes	No	No	Yes	No	No	No	-
HO109	Solomon's Ford (Canning Street Ford) Maribyrnong River near Burke Road, Braybrook	No	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO110	Peppercorn trees, River Red Gums, Yellow Box (Eucalyptus Melliodora) and Canary Island date palms in the Maribyrnong River Plantation off Chifley Drive, Maribyrnong The heritage place comprises the Canary Island Date Palms, Peppercorns, River Red Gums and Yellow Box trees and the land beneath the canopy of each tree for a distance of one metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.	No	No	Yes	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO153	Dale Stables and Peppercorn trees, 35 Chifley Drive, Maribyrnong	No	No	Yes Pepper corn Trees	Yes	No	No	Yes	-
HO186	Raleigh Mansion (archaeological site) City View Reserve 11 City View Drive, Maribyrnong **Incorporated plan:** Archaeological Management Plan	No	No	No	Yes	No	No	No	-
HO111	James Darling House 47 Cowper Street, Footscray	No	No	Yes – two Italian cypress	Yes	No	No	No	-

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HO112	Washingtonia Palm 78 Cowper Street, Footscray The heritage place is the Washingtonia Palm tree and the land beneath the canopy of the tree for a distance of one metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.	No	No	Yes	Yes	No	No	No	-
HO113	Klipspringer 40-54 Cranwell Street, Braybrook	No	No	No	Yes	No	No	No	-
HO192	Cross Street Electrical Substation on part of the land known as Allotment 9, Section 13 in the Parish of Cut-Paw- Paw (Cross Street, Footscray).	No	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO114	Olympic Tyre & Rubber 56-84 Cross Street, Footscray West	No	Yes – administration building foyer space and front offices, showroom ground floor & interior of the production bay behind the showroom.	Yes – Cypress at Administration building.	Yes	No	No	No	-
HO35	The Pebbles 57A Droop Street, Footscray	-	-	-	-	-	Yes Ref No H1308	No	-
HO115	Redcourt 60 Droop Street, Footscray	No	No	No	Yes	Yes Stable	No	No	-
HO116	Footscray Fire Station Complex The heritage place comprises the original (circa 1941) component of the fire station complex.	No	No	No	Yes	No	No	No	-

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	67-71 Droop St, Footscray								
HO117	Johnson Reserve Canary Island date palm rows and oak Essex Street, Maidstone The heritage place comprises the 34 Canary Island date palm trees and one Oak tree and the land beneath the canopy of each tree for a distance of one metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.	No	No	Yes	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO119	Raleigh Manager's House (archaeological site) 1 & 3 Fabian Court, Maribyrnong **Incorporated plan:** Archaeological Management Plan	No	No	No	Yes	No	No	No	-
HO120	Raleigh Castle (archaeological site) 1-8/5 Fabian Court, Maribyrnong **Incorporated plan:** Archaeological Management Plan	No	No	No	Yes	No	No	No	-
HO121	Elm street trees, near 1 Fairlie Street, Seddon The heritage place comprises the two Elm street trees and the land within the	No	No	Yes	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	road reserve beneath the canopy of each tree for a distance of one metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.								
HO122	Elm street tree near, 34A Fairlie Street, Yarraville The heritage place is the Elm street tree and the land within the road reserve beneath the canopy of the tree for a distance of one metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.	No	No	Yes	Yes	No	No	No	-
HO36	House: 37 Fairlie Street, Yarraville	No	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO123	Oak Street Tree avenue Fehon Street, Yarraville The heritage place comprises the 35 Oak trees and the land within the road reserve beneath the canopy of each tree for a distance of one metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.	No	No	Yes	Yes	No	No	No	-
HO37	Old Yarraville Primary School: 59-61 Francis Street, Yarraville	No	No	No	Yes	No	No	No	-

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HO125	Bradmill 341-351 Francis Street, Yarraville **Incorporated plan:** Bradmill Site, 341-351 Francis Street, Yarraville: HO 125 Incorporated Plan.	No	No	No	Yes	No	No	No	-
HO126	Stony Creek Rail Bridge, off Francis Street, Yarraville	No	No	No	Yes	No	No	No	-
HO187	Richardson House 2 Geelong Road, Footscray	No	No	No	Yes	No	No	No	-
HO188	Robertson House 8 Geelong Road, Footscray	No	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO191	J H Hooper House 10 Geelong Road, Footscray	No	No	No	Yes	No	No	No	-
HO207	House 20 Geelong Road, Footscray	No	No	No	Yes	No	No	No	-
HO38	House 38 Geelong Road, Footscray	Yes	No	Yes Camphor Laurel	Yes	Yes Geelong Road boundary fence	No	No	-
HO26	Footscray Primary School No.253 100 Geelong Road, Footscray	-	-	-	-	-	Yes Ref No H1713	No	-
HO39	House 184 Geelong Road, Footscray	Yes	No	No	Yes	No	No	No	-

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HO40	Rising Sun Hotel: 193 Geelong Road, Footscray	Yes	No	No	Yes	No	No	No	-
HO127	Southern Can Company 240 Geelong Road, Footscray	No	No	No	Yes	No	No	No	-
HO128	Graham Campbell Ferrum 260 Geelong Road, Footscray West **Incorporated plan:** Graham Campbell Ferrum, 260 Geelong Road, West Footscray: HO128 Incorporated Plan	No	No	No	Yes	No	No	No	-
HO129	Hopkins Odlum 268 Geelong Road, Footscray West	No	No	No	Yes	No	No	No	-

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HO41	House 357 Geelong Road, Kingsville	No	No	No	Yes	No	No	No	-
HO42	House: 3-5 Gledhill Street, Footscray	Yes	No	No	Yes	No	No	No	-
HO132	House (The Oaks) and English Oaks at The Oaks 99 Gordon Street, Footscray The heritage place comprises the brick Victorian villa, the two Oak trees and the land beneath the canopy of each tree for a distance of one metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO210	Footscray Psychiatric Centre 160 Gordon Street, Footscray	-	-	-	-	-	Yes Ref No H2395	Yes	-
HO43	House 163 Gordon Street, Footscray	No	No	No	Yes	No	No	No	-
HO133	Raleigh Manager's House (archaeological site) 2 & 4 Grandview Avenue, Maribyrnong **Incorporated plan:** Archaeological Management Plan	No	No	No	Yes	No	No	No	-
HO79	Former Infant Welfare Centre 95 Hamilton St, Yarraville	No	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO135	Former Maribyrnong Migrant Hostel 61-71 Hampstead Rd, Maidstone	-	-	-	-	-	Yes Ref No H2190	No	-
HO136	Moreton Bay Fig, Footscray Hotel Next to 48 Hopkins St, Footscray The heritage place is the Moreton Bay Fig tree and the land beneath the canopy of the tree for a distance of one metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.	No	No	Yes	Yes	No	No	No	-
HO137	Maribyrnong Reserve grandstand off Hortense Street, Maribyrnong	No	No	No	Yes	No	No	No	-

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HO46	Bluestone church: 8 Hyde Street, Footscray	No	No	No	Yes	No	No	No	-
HO47	Kariwara District Scout Headquarters (Also known as First Footscray Scout Hall) 4 Hyde Street, Footscray	-	-	-	-	-	Yes Ref No H1343	No	-
HO48	Bluestone school and Elm, Irish strawberry, pepper trees at Footscray Primary School 1912: 10 & 10A Hyde Street, Footscray The heritage place comprises the bluestone school building and the Elm, Irish Strawberry and Pepper trees south of the red brick Junior School, and the land beneath the canopy	No	No	Yes	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	of each tree for a distance of 1 metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.								
HO138	Yarraville Gardens (Specimen Trees) 139-147 Hyde Street, Yarraville	No	No	Yes	Yes	No	No	No	-
HO139	Canary Island date palm rows, Elm and Moreton Bay fig in north Cuming Reserve off Hyde St , Yarraville The heritage place comprises 18 Canary Island date palms, a Moreton Bay Fig and an Elm tree and the land beneath the canopy of each tree for a distance of 1 metre beyond the drip line, root zone or canopy perimeter,	No	No	Yes	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	whichever is the greater.								
HO130	Yarraville SEC Terminal Station 308 Hyde Street, Yarraville **Incorporated plan:** Yarraville Terminal Station, 308 Hyde Street, Yarraville: HO 130 Incorporated Plan	No	Yes –Switch gear control panels and original crane	No	Yes	No	No	No	-
HO49	Footscray Railway Station Complex Irving and Hyde Streets, Footscray	-	-	-	-	-	Yes Ref No H1563	No	-
HO45	Jack's Magazine (formerly Saltwater River Powder Magazine): off La Scala Avenue, Maribyrnong	-	-	-	-	-	Yes Ref No H1154	Yes	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO51	Rail Bridge over Maribyrnong River, Footscray	-	-	-	-	-	Yes Ref No H1213	No	-
HO50	Saltwater River Crossing Site and Footscray Wharves Precinct: Maribyrnong River, Moreland Street, Bunbury Street, Wingfield Street, Napier Street, Hopkins Street and Maribyrnong Street, Footscray The heritage place includes: Part HO107 Rail Bridge over Maribyrnong River & Tunnel	-	-	-	-	-	Yes Ref No H1397	No	-

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HO52	Brick school: 27 Mephan Street, Footscray	Yes	No	No	Yes	No	No	No	-
HO141	Williamson House 182 Mitchell St, Maidstone	No	No	No	Yes	No	No	No	-
HO77	Henderson House 43-45 Moreland Street, Footscray	-	-	-	-	-	Yes Ref No H183	No	-
HO143	Early Building archaeological site 76 Moreland Street, Footscray **Incorporated plan:** Archaeological Management Plan	No	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO78	Barnett Glass Rubber (also known as Bradmill, McPhersons Jute Works, Bradford Cotton Mills) 91-97 Moreland Street, Footscray, 90-100 Maribyrnong Street, Footscray and 3-5 Parker Street, Footscray	Yes	No	No	Yes	No	No	No	-
HO145	Mitchell's Bakery Shop and Residence 98-100 Moreland Street, Footscray **Incorporated plan:** Archaeological Management Plan	No	No	No	Yes	Yes – front fence	No	No	-
HO53	Hotel: 28 Napier Street, Footscray	Yes	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	Incorporated plan: Archaeological Management Plan								
HO54	Maribyrnong Town Hall (also known as Footscray Town Hall) 61 Napier Street, Footscray	-	-	-	-	-	Yes Ref No H1218	No	-
HO55	Ercildoune 66 Napier Street, Footscray	-	-	-	-	-	Yes Ref No H494	No	-
HO146	Angliss Stock Bridge, stock route and Cypress trees Newells Paddock, Footscray The heritage place comprises the bridge and abutments, the stock route and the Cypress row and the land beneath the canopy of each tree for a distance of 1	No	No	Yes- Cypress row	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.								
HO56	House: 15 Newell Street, Footscray	Yes	No	No	Yes	No	No	No	-
HO147	Railway Bridge (Black Arch) Nicholson Street Rail overpass, Nicholson Street Footscray	No	No	No	Yes	No	No	No	-
HO57	Former warehouse: 111 Nicholson Street, Footscray	Yes	No	No	Yes	No	No	No	-
HO58	Shop: 117 Nicholson Street, Footscray	Yes	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO59	Shops 134-136 Nicholson Street, Footscray	Yes	No	No	Yes	No	No	No	-
HO60	Former Mechanics Institute: 209 Nicholson Street, Footscray	Yes	No	No	Yes	No	No	No	-
HO61	Former warehouse: 232 Nicholson Street, Footscray	Yes	No	No	Yes	No	No	No	-
HO148	Plane Street tree and Elm Street tree Near 286 and 288 Nicholson Street, Seddon The heritage place comprises a Plane and an Elm tree and the land within the road reserve beneath the canopy of each tree for a distance of 1 metre beyond the	No	No	Yes	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	drip line, root zone or canopy perimeter, whichever is the greater.								
HO149	Plane Street Tree Near 294 Nicholson Street, Seddon The heritage place is the Plane tree and the land within the road reserve beneath the canopy of each tree for a distance of 1 metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.	No	No	Yes	Yes	No	No	No	-
HO150	Solomon's House (archaeological site) Medway Golf Club 57 Omar Street, Maidstone **Incorporated plan:**	No	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	Archaeological Management Plan								
HO151	Central Drawing office (Building 71) Ordnance Reserve, Maribyrnong	No	No	No	Yes	No	No	No	-
HO86	Inspection Headquarters (Building 72) Ordnance Reserve, Maribyrnong	No	No	No	Yes	No	No	No	-
HO62	Brick church: 77a Paisley Street Footscray	No	No	No	Yes	No	No	No	-
HO152	Pacific Carpets 35-65 Paramount Rd, cnr Indwe St, Tottenham	No	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO63	Bluestone church hall: 30a Pickett Street, Footscray	No	No	No	Yes	No	No	No	-
HO208	Maribyrnong Tram Substation 149A and part 149B Raleigh Road, Maribyrnong	-	-	-	-	-	Yes Ref No H2321	Yes	No
HO154	Sugar Gum and pepper trees Sandford Grove Reserve Sandford Grove, Yarraville The heritage place comprises three Pepper trees and one Sugar Gum in the reserve and three Pepper trees as street trees adjacent to the reserve, and the land beneath the canopy of each tree for a	No	No	Yes	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	distance of 1 metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.								
HO65	House and elms: 31 Somerville Road, Yarraville	No	No	Yes Elms	Yes	No	No	No	-
HO155	Plane Street Tree, Near 34 Somerville Road, Yarraville The heritage place comprises a Plane tree and the land within the road reserve beneath the canopy of the tree for a distance of 1 metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.	No	No	Yes	Yes	No	No	No	-
HO66	Church: 73 Somerville Road, Yarraville	No	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO67	House: 222 Somerville Road, Kingsville	No	No	No	Yes	No	No	No	-
HO68	House: 60 Soudan Rd, West Footscray	No	No	No	Yes	No	No	No	-
HO156	Plane Street Trees Near 61, and 42- 64 Stephen St, Yarraville The heritage place comprises 6 Plane trees and the land within the road reserve beneath the canopy of each tree for a distance of 1 metre beyond the drip line, root zone or canopy perimeter, whichever is the greater.	No	No	Yes	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO157	Elm & Plane Street Trees Near 80, 82 and 83- 93 Stephen St, Yarraville The heritage place comprises a Plane and five Elm trees and the land within the road reserve beneath the canopy of each tree for a distance of 1 metre beyond the drip line, root zone or canopy perimeter, whichever is the greater	No	No	Yes	Yes	No	No	No	-
HO158	Wembly Dairy 2 Stone Street, Yarraville	No	No	No	Yes	No	No	No	-
HO69	House: 98 Summerhill Road, West Footscray	No	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO159	Creamota 19 Sunshine Road, West Footscray	No	No	No	Yes	No	No	No	-
HO160	Australian Estate Wool Store 47-61 Sunshine Road, West Footscray	No	No	No	Yes	No	No	No	-
HO161	Goldsborough Mort Wool Store 63 Sunshine Road, West Footscray	No	No	No	Yes	No	No	No	-
HO162	Olex Cables 207 Sunshine Road, Tottenham	No	No	No	Yes	No	No	No	-
HO163	Wiltshire Files 213 Sunshine Road, Tottenham	No	No	Yes – Cypress row, Pinus Radiata row	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO164	Black Arch Bridge off Sunshine Road, Sunshine	No	No	No	Yes	No	No	No	-
HO80	Residential Building 3 Tongue Street, Yarraville	Yes	No	No	Yes	No	No	No	-
HO64	Pipe Makers Park Complex (also known as Former Melbourne Meat Preserving Co. Buildings), 2 Van Ness Avenue, Maribyrnong	-	-	-	-	-	Yes Ref No H1503	No	-
HO70	Row Houses: 102-106 Victoria Street, Footscray	No	No	No	Yes	No	No	No	-
HO72	Former Royal Australian Field Artillery Barracks Part of Former Ordinance Factory	-	-	-	-	-	Yes Ref No H1098	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	Wests Road, Ordinance Reserve, and Waterford Avenue, Maribyrnong								
HO167	Warehouse (Archaeological site) 1 Whitehall Street, Footscray **Incorporated plan:** Archaeological Management Plan	No	No	No	Yes	No	No	No	-
HO73	Bluestone presbytery: 1c Whitehall Street, Footscray **Incorporated plan:** Archaeological Management Plan	No	No	No	Yes	No	No	No	-
HO74	Bluestone church: 1d Whitehall Street, Footscray **Incorporated plan:**	No	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	Archaeological Management Plan								
HO169	Early Building (Archaeological site) 22 Whitehall Street, Footscray **Incorporated plan:** Archaeological Management Plan	No	No	No	Yes	No	No	No	-
HO170	Early Building (archaeological site) 26 Whitehall Street, Footscray **Incorporated plan:** Archaeological Management Plan	No	No	No	Yes	No	No	No	-
HO171	Early Building (archaeological site) 30 Whitehall Street, Footscray	No	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	Incorporated plan: Archaeological Management Plan								
HO172	Victorian House 49 Whitehall Street, Footscray **Incorporated plan:** Archaeological Management Plan	No	No	No	Yes	No	No	No	-
HO173	Junction Hotel 56 Whitehall Street, Footscray **Incorporated plan:** Archaeological Management Plan	No	No	No	Yes	No	No	No	-
HO174	Early Building (archaeological site) 62-64 Whitehall Street, Footscray	No	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
	Incorporated plan: Archaeological Management Plan								
HO175	Early Building (archaeological site) 65 Whitehall Street, Footscray **Incorporated plan:** Archaeological Management Plan	No	No	No	Yes	No	No	No	-
HO176	Kirk House 67 Whitehall Street Footscray	No	No	No	Yes	No	No	No	-
HO177	Powder Magazine Footscray Lot 4/107-109 Whitehall Street, Footscray	No	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO178	Mowling's Soap &Candle 105A, 1-10/107-109, 109A Whitehall St, 21-29 Youell Street, Footscray	No	No	No	Yes	No	No	No	-
HO180	Dee Cottage 221B Whitehall Street, Yarraville	No	No	No	Yes	No	No	No	-
HO182	Murphy's Transport 248 Whitehall Street Yarraville	No	No	No	Yes	No	No	No	-
HO75	Colonial Sugar Refinery (CSR) Complex 265 Whitehall Street, Yarraville	-	-	-	-	-	Yes Ref No H1311	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO184	Mt. Lyell 295 Whitehall Street, Yarraville **Incorporated plan:** Former Mt Lyell Site, 295 Whitehall Street, Yarraville: HO184 Incorporated Plan	No	No	No	Yes	No	No	No	-
HO185	Early Building (Archaeological site) 2 Wingfield Street, Footscray **Incorporated plan:** Archaeological Management Plan	No	No	No	Yes	No	No	No	-
HO76	Bluestone church: 9-11 York Street, Yarraville	No	No	No	Yes	Yes adjacent hall	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO193	Former Air Raid Precautions Centre 72 Buckley Street, Footscray	No	Yes – internal layout and Bunded Room	No	Yes	No	No	No	-
HO194	Fabian's Centennial Terrace 81-99 Buckley Street, Footscray	No	No	No	Yes	No	No	No	-
HO195	Victorian/Edwardian Shop 92 Cowper Street, Footscray	Yes – over painting of heritage advertising signs	No	No	Yes	No	No	No	-
HO196	Footscray Hotel 48 Hopkins Street, Footscray	No	No	No	Yes	No	No	No	-
HO197	Victorian Shop/Residence 37 Hyde Street, Footscray	No	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO198	Station Hotel 59 Napier Street, Footscray	No	No	No	Yes	No	No	No	-
HO199	Masonic hall 42-44 Leeds Street, Footscray	No	No	No	Yes	No	No	No	-
HO200	Courthouse Hotel 166-168 Nicholson Street, Footscray	No	No	No	Yes	No	No	No	-
HO201	St Joseph's Convent 3-9 Wingfield Street, Footscray	No	No	No	Yes	Yes – front fence	No	Yes	-
HO202	Former Grand Theatre 10 Paisley Street, Footscray	No	No	No	Yes	No	No	No	-

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system 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?
HO203	Luke Greenwood House 16 Parker Street, Footscray	No	Yes – ceiling, fireplace and timber work in main front reception room	No	Yes	No	No	No	-
HO204	Footscray Baptist Church 60 Paisley Street, Footscray	No	Yes – organ, ecclesiastical fittings, floors	No	Yes	No	No	No	-
HO205	Victoria Hotel 43 Victoria Street, Footscray	No	No	No	Yes	No	No	No	-

23/05/2019
C155mari

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

--/--/----
C172mari

Name of document	Introduced by:
170 & 180 Ashley Street, Maidstone	C99
53 Hampstead Road, Maidstone Temporary Residential Facility Incorporated Document, April 2020	C168mari
23 Frederick Street, Yarraville	C55
Bradmill Site, 341-351 Francis Street, Yarraville: HO 125 Incorporated Plan	C31
Bottomley's Paddock Inter-war and Post-war Residential Precinct Statement of Significance, ~~February 2022~~April 2023	C172mari
Bottomley's Paddock Inter-war and Post-war Residential Precinct Heritage Design Guidelines, ~~February 2022~~April 2023	C172mari
Business Identification Signage, 72-74 Napier Street, Footscray, September 2013	C127
~~Centennial & Duke Streets Inter-war and Post-war Residential Precinct Statement of Significance, February 2022~~	~~C172mari~~
~~Centennial & Duke Streets Inter-war and Post-war Residential Precinct Heritage Design Guidelines, December 2021~~	~~C172mari~~
Elm street tree avenue, Ballarat Road Maidstone: HO88 Incorporated Plan	C31
Footscray Station Precinct Development Plan (2004)	C51
Former Mt Lyell site, 295 Whitehall Street, Yarraville: HO184 Incorporated Plan	C31
Graham Campbell Ferrum, 260 Geelong Road, West Footscray: HO128 Incorporated Plan	C31
Hansen Inter-war Residential Precinct Statement of Significance, ~~February 2022~~April 2023	C172mari
Hansen Inter-war Residential Precinct Heritage Design Guidelines, ~~February 2022~~April 2023	C172mari
Historical Archaeological Management Plan, 2006 (amended 2013)	C125
Joseph Road Precinct Development Contributions Plan, July 2019	C145mari
Laughton's Post-war ~~Housing~~ Residential Precinct Statement of Significance, ~~February 2022~~April 2023	C172mari
Laughton's Post-war ~~Housing~~ Residential Precinct Heritage Design Guidelines, ~~February 2022~~April 2023	C172mari
Lower Maribyrnong Concept Plan 1984 approved by the State Government on 17 NPS1 December 1986	NPS1
M1 Redevelopment Project, October 2006	C61
Maribyrnong Development Contributions Plan, July 2021	C164mari
Melbourne Metro Rail Project Incorporated Document, May 2018	GC82
Melbourne Metro Rail Project: Compensatory Flood Storage Incorporated Document, August 2018	C152
Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018	GC96

Agenda Item 9.2 - Attachment 4

Name of document	Introduced by:
Naismith ~~& McCubbin~~ Street~~s~~ Inter-war ~~Housing~~ Residential Precinct Statement of Significance, ~~February 2022~~April 2023	C172mari
Naismith ~~& McCubbin~~ Street~~s~~ Inter-war ~~Housing~~ Residential Precinct Heritage Design Guidelines, ~~February 2022~~April 2023	C172mari
New Footscray Hospital Incorporated Document, December 2020	C171mari
Peppercorn tree avenues, railway reserve north of Seddon Station: HO98 Incorporated Plan	C31
Permit Exemptions in Heritage Precincts Incorporated Plan, ~~July 2021~~April 2023	C172mari
Regional Rail Link Project Section 1 Incorporated Document, March 2015	GC26
Riverside Physical Framework Plan No 1, 10 November 1992	NPS1
Riverside Physical Framework Plan No 2, 10 November 1992	NPS1
Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct Statement of Significance, ~~December 2021~~April 2023	C172mari
Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct Heritage Design Guidelines, ~~February 2022~~April 2023	C172mari
Tottenham Post-war Industrial Area ~~Housing~~ Residential Precinct Statement of Significance, ~~February 2022~~April 2023	C172mari
Tottenham Post-war Industrial Area ~~Housing~~ Residential Precinct Heritage Design Guidelines, ~~February 2022~~April 2023	C172mari
West Footscray Inter-war and Post-war Residential Precinct Statement of Significance, ~~February 2022~~April 2023	C172mari
West Footscray Inter-war and Post-war Residential Precinct Heritage Design Guidelines, ~~February 2022~~April 2023	C172mari
West Gate Tunnel Project Incorporated Document, December 2017	GC93
Whitten Oval Redevelopment Victoria University, July 2008	C75
Whitten Oval Redevelopment, October 2007	C68
Yarraville Terminal Station, 308 Hyde Street, Yarraville: HO 130 Incorporated Plan	C31

31/07/2018
VC148

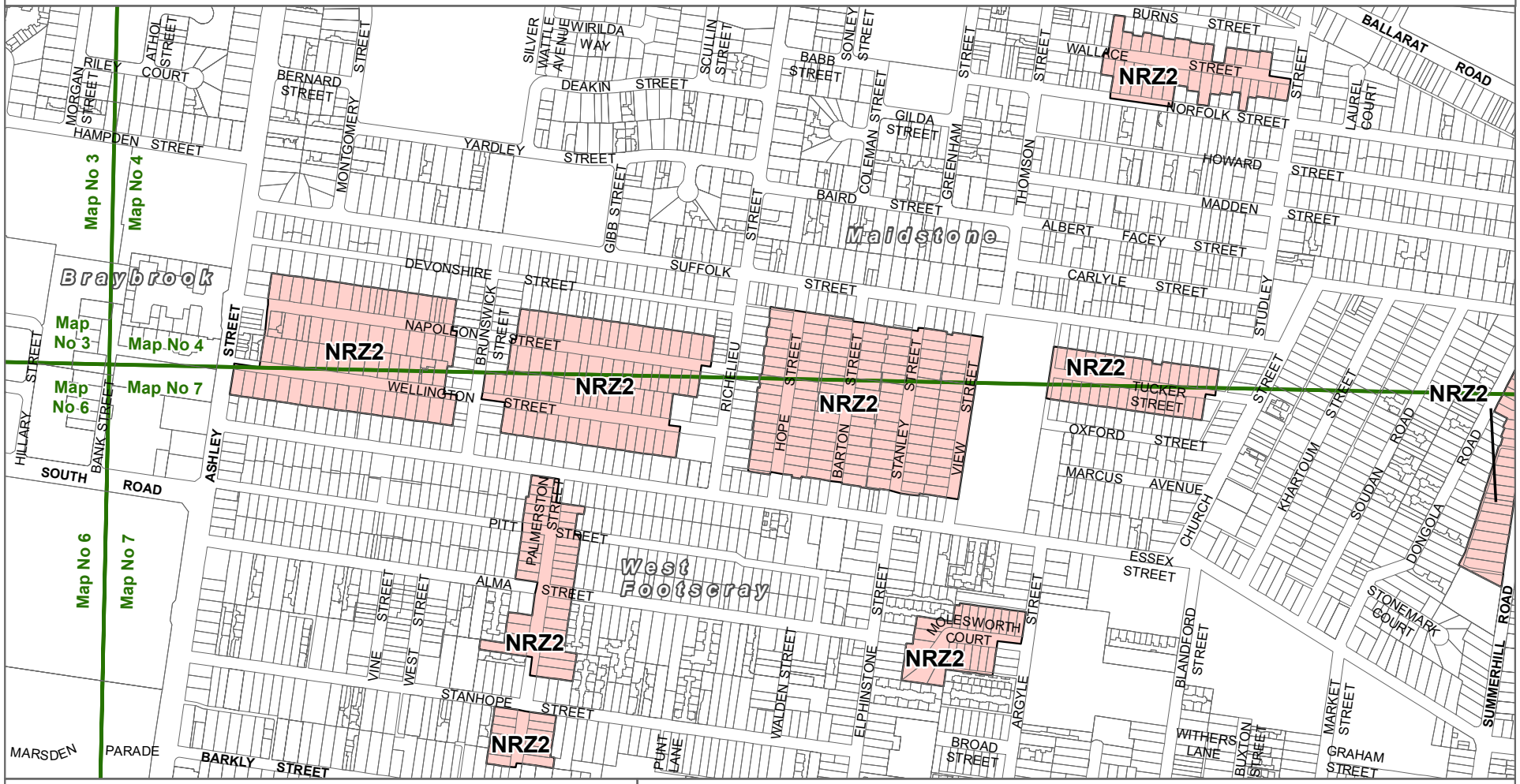
SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

--/--/----
Proposed
C172mari

Name of background document	Amendment number - clause reference
West Footscray Inter-war and Post-war Heritage Precinct Study, March 2021 (Heritage Alliance)	C172mari

AMENDMENT C172mari



LEGEND

NRZ - Neighbourhood Residential Zone

Local Government Area

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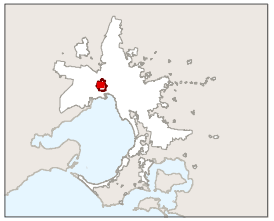
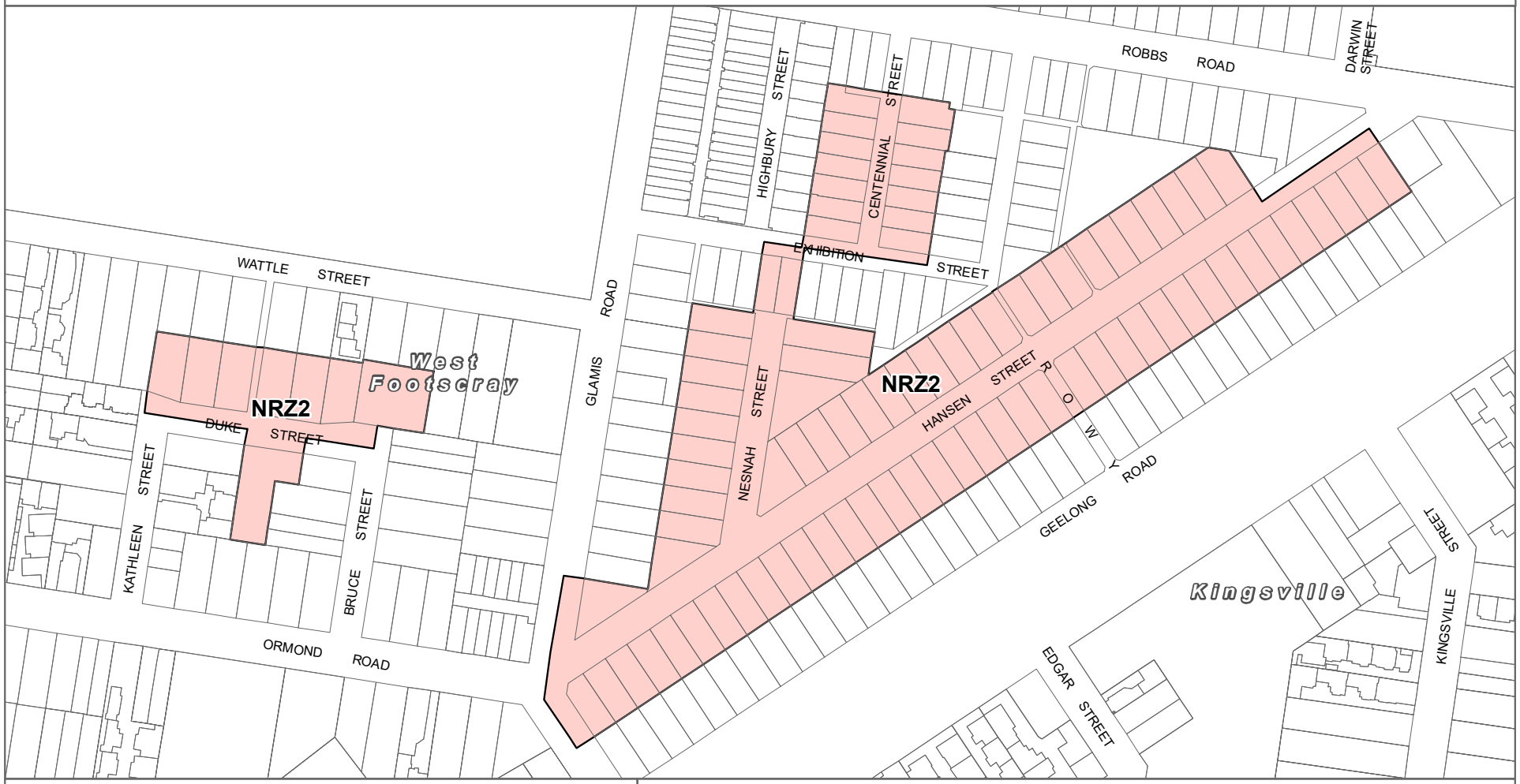
Part of Planning Scheme Maps 4 & 7





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NRZ - Neighbourhood Residential Zone

Local Government Area

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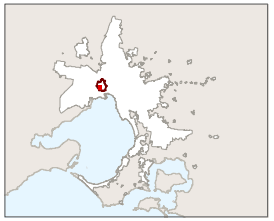
Part of Planning Scheme Map 7



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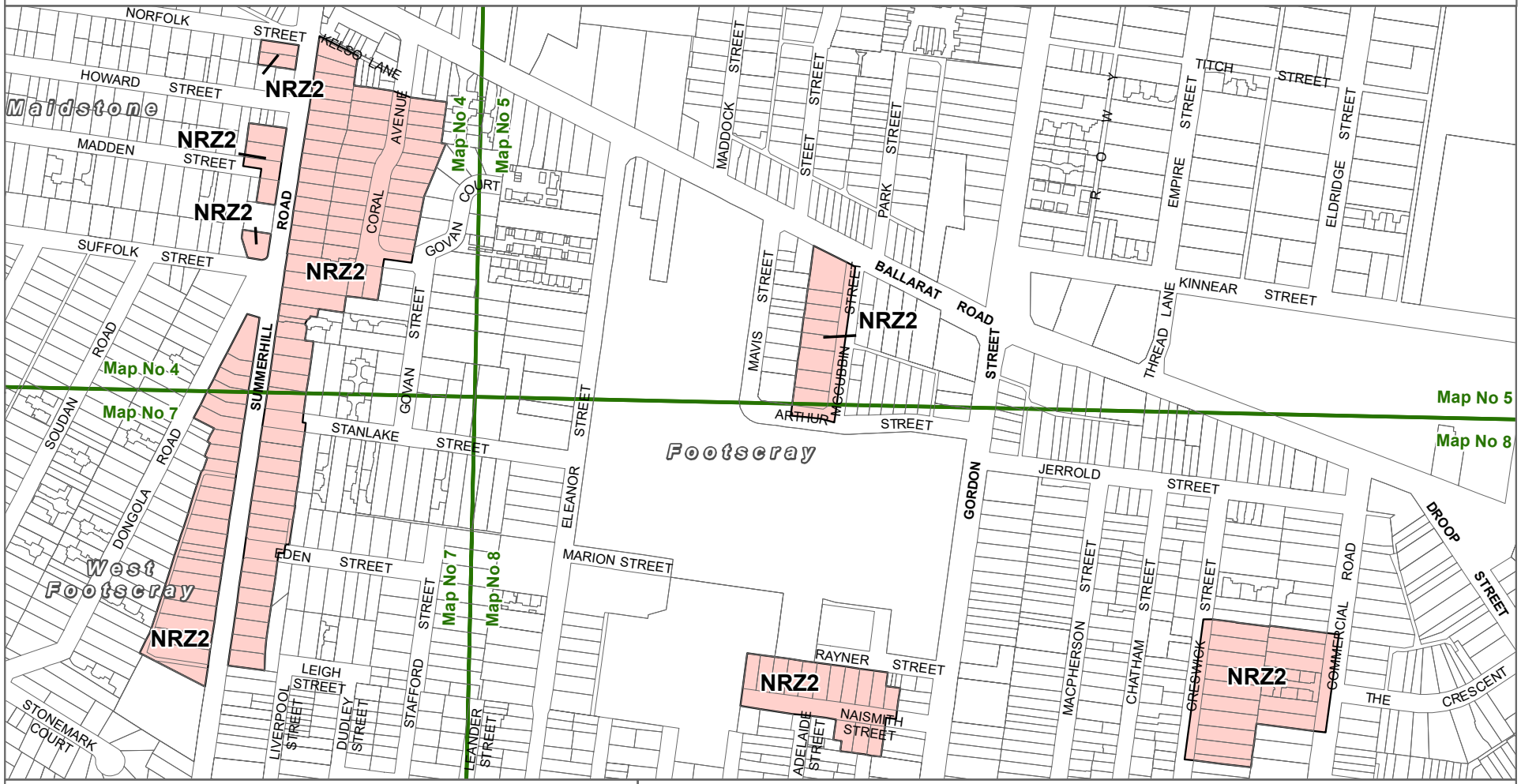

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- NRZ - Neighbourhood Residential Zone
- Local Government Area

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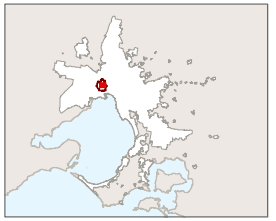

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- NRZ - Neighbourhood Residential Zone
- PPRZ - Public Park and Recreation Zone
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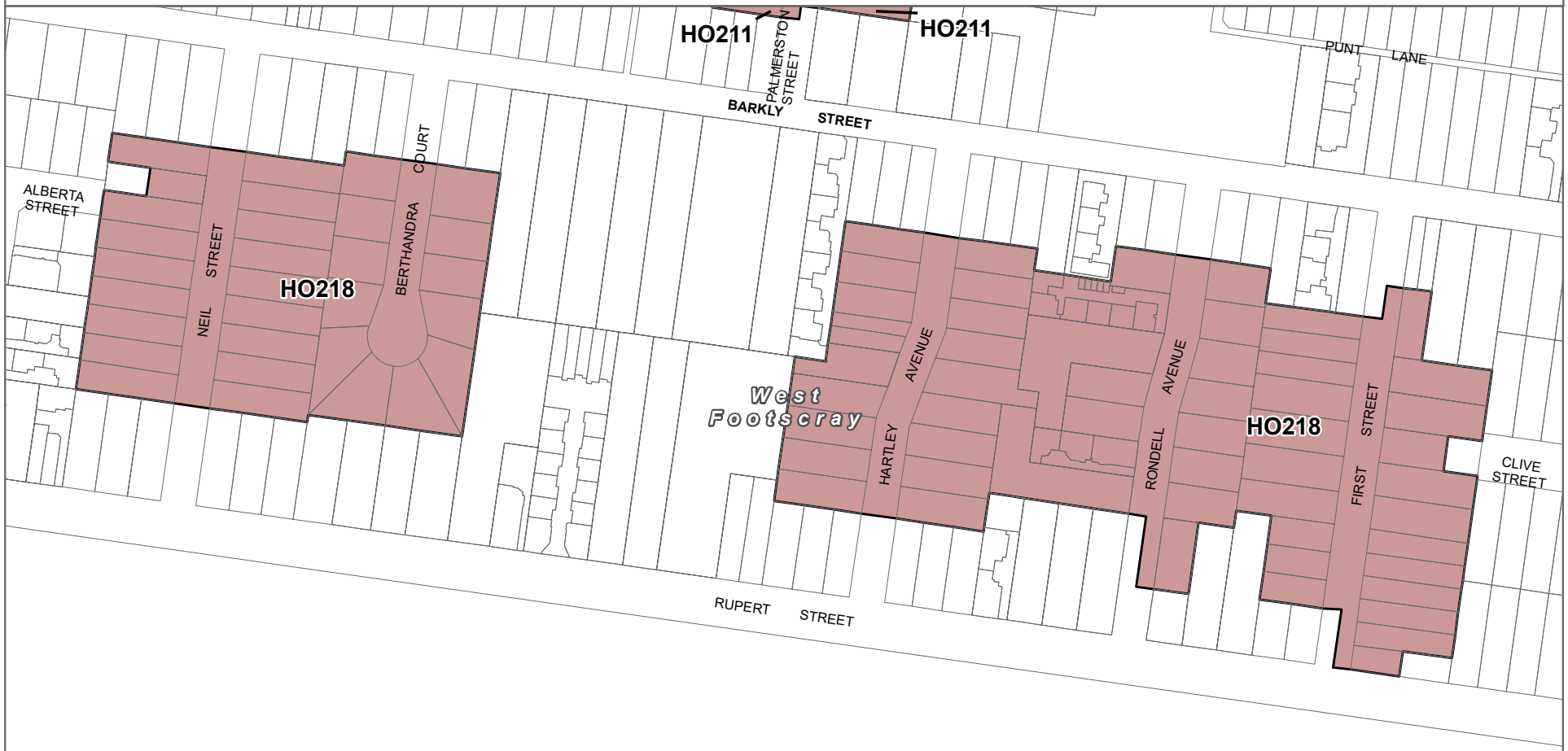

LEGEND

HO - Heritage Overlay

Local Government Area

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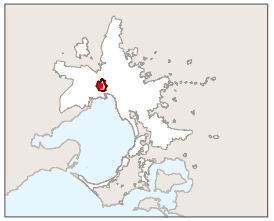
Part of Planning Scheme Map 7HO



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AMENDMENT C172mari

LEGEND

HO - Heritage Overlay

Local Government Area

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Metres

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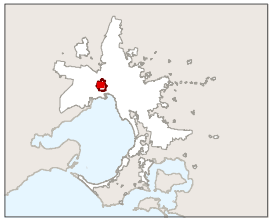

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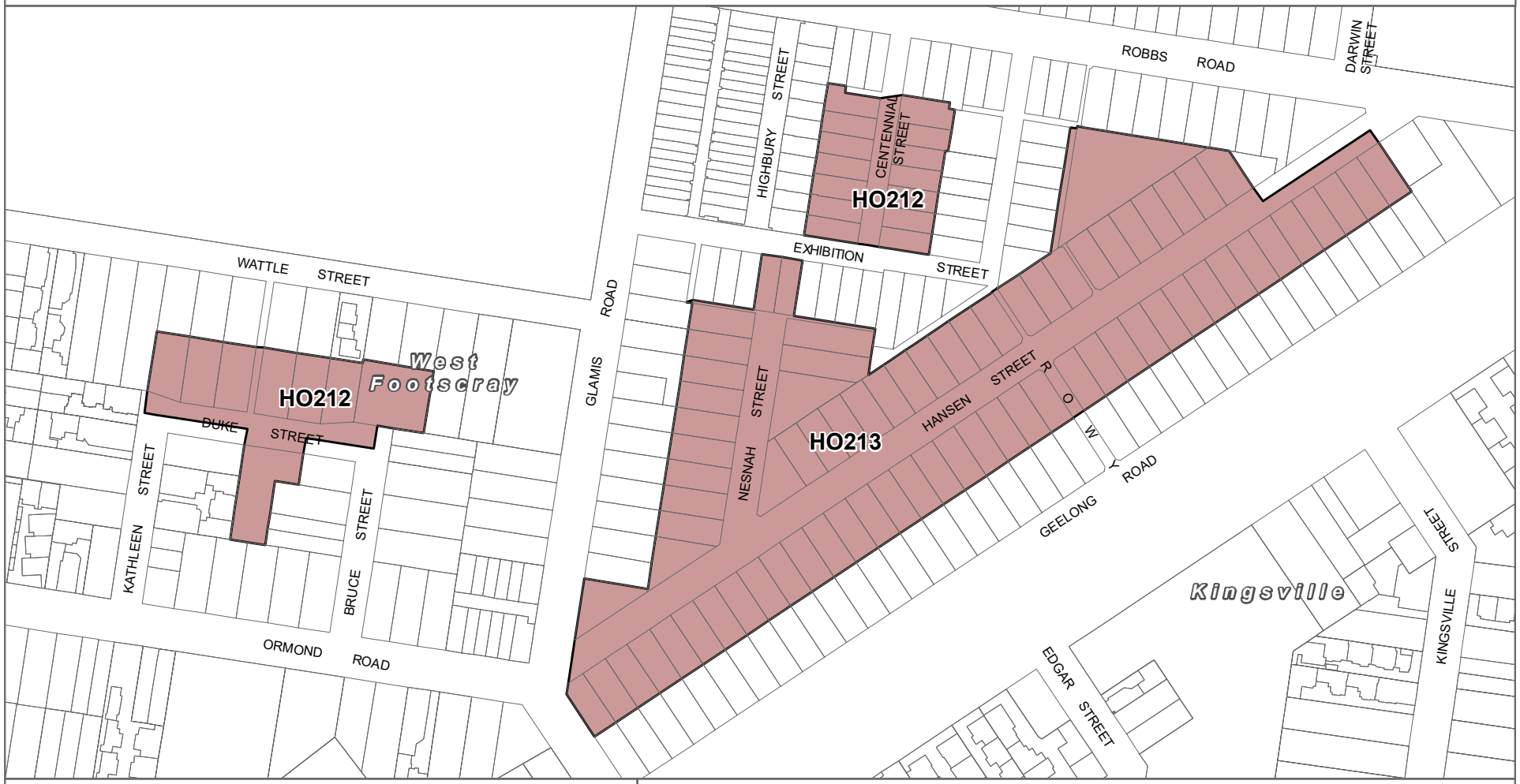

LEGEND

HO - Heritage Overlay

Local Government Area

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NORTH

0 60 120
Metres

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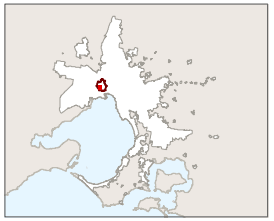
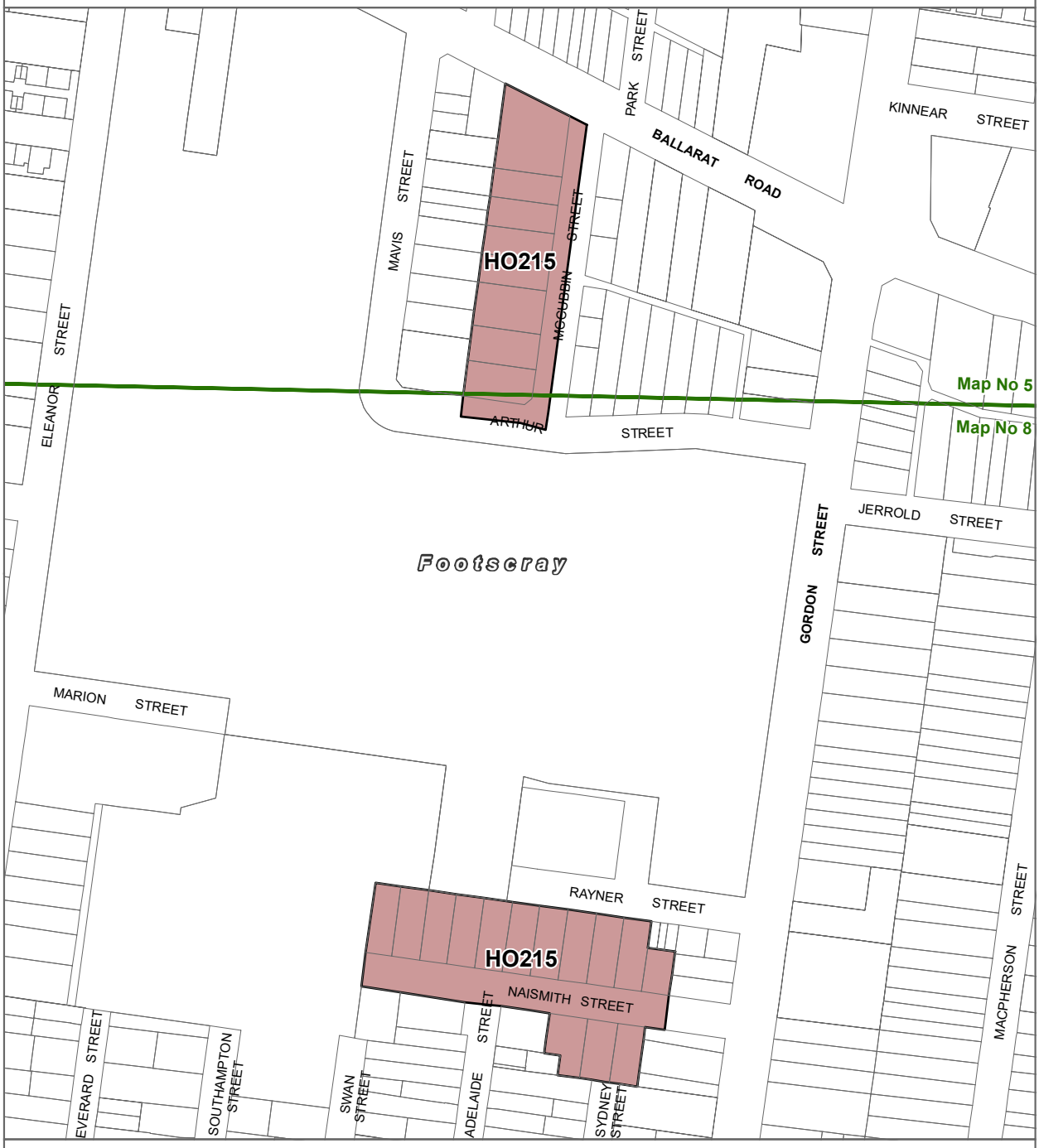
Part of Planning Scheme Map 7HO



MARIBYRNONG PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C172mari



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HO - Heritage Overlay

Local Government Area

Part of Planning Scheme Maps 5HO & 8HO

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NORTH

0 50 100
Metres

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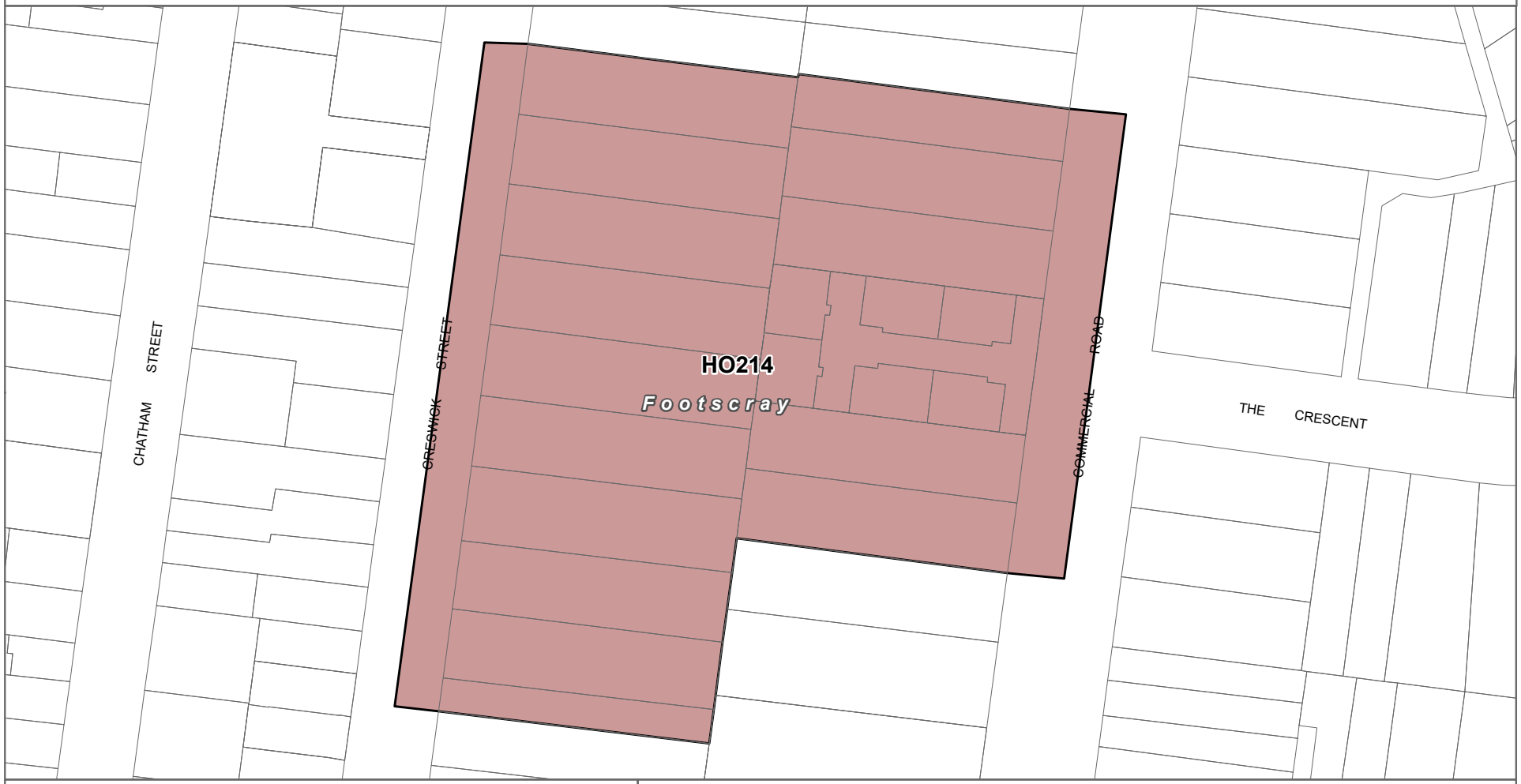
004

AMENDMENT C172mari



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NORTH

0 20 40
Metres

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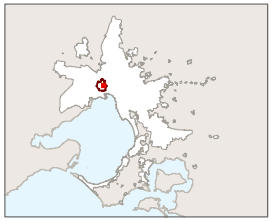
Part of Planning Scheme Map 8HO



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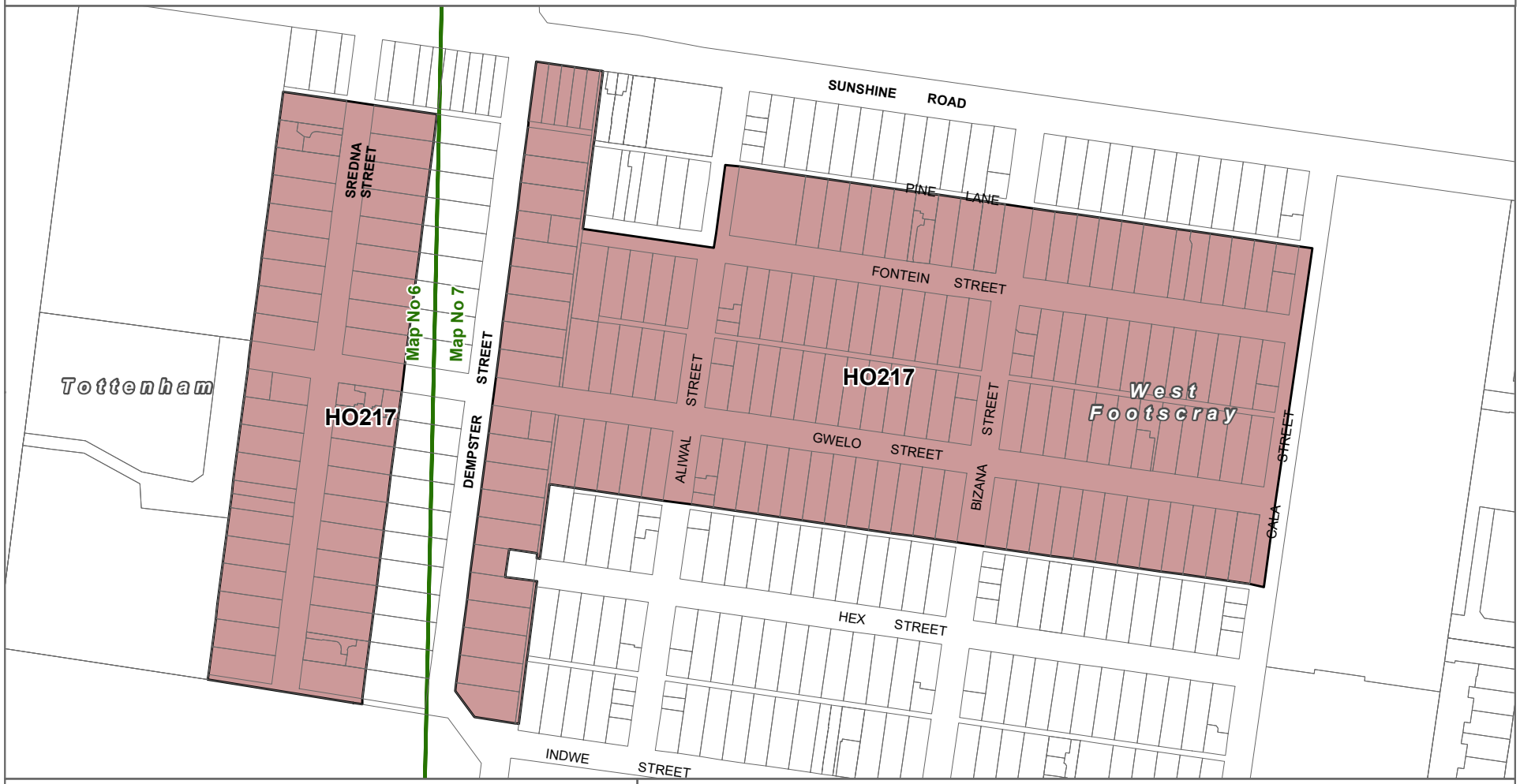

LEGEND

HO - Heritage Overlay

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NORTH

0 70 140
Metres

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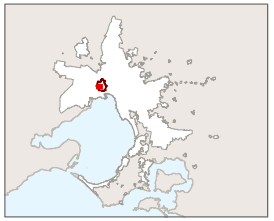
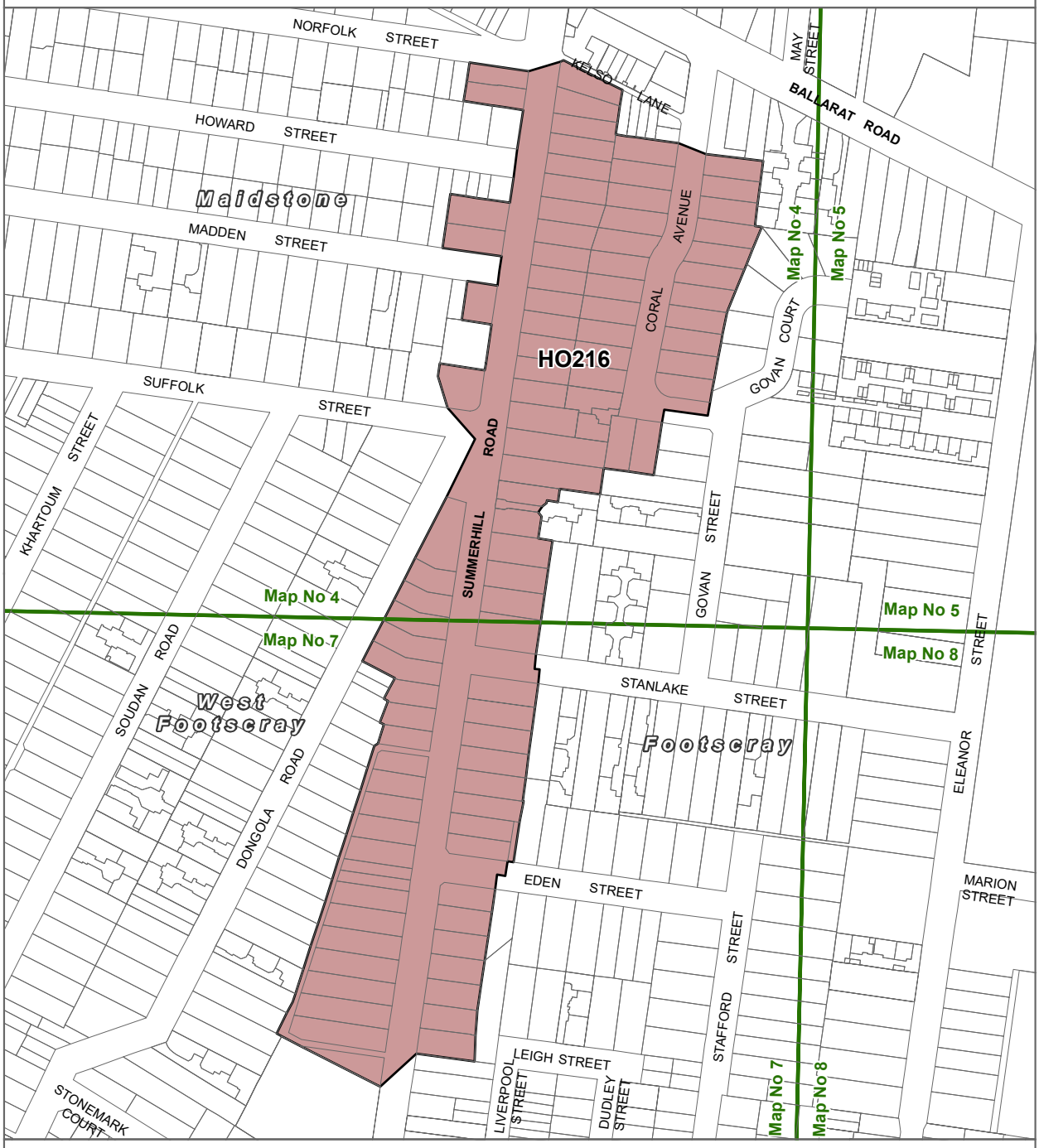


006

MARIBYRNONG PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C172mari



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NORTH

0 60 120
Metres

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007

Bottomley's Paddock Inter-war and Post War Residential Precinct Statement of Significance (~~February 2022~~April 2023)

Heritage Place:	Bottomley's Paddock Inter-war and Post-war Residential Precinct comprising: • Palmerston Street Inter-war and Post-war Residential Precinct • Tucker Street Inter-war Residential Precinct • Wallace Street Inter-war Residential Precinct • Molesworth Court Inter-war and Post-war Residential Precinct • Hope to View Streets Inter-war and Post-war Residential Precinct	**PS ref no:**	HO211

Update this map to:
- Remove the following land from the precinct:
  - All properties on Napoleon and Wellington streets
  - 50A and 50B Norfolk Street (rear of 17 Wallace Street)
  - 35 Palmerston Street
- Include labels for the sub-precincts
- Show the following properties as non-contributory:
  - 19 Wallace Street
  - 4 View Street
  - 24 Hope Street
  - 5 and 16 Palmerston Street
  - 16 and 34 Tucker Street
  - 15 Molesworth Court

What is significant?

Bottomley's Paddock Inter-war and Post-war Residential Precinct has a high proportion of original Inter-war and Post-war dwellings which impart a homogenous suburban character to their streetscapes. The free-standing gabled or hip-roofed

weatherboard bungalow with front verandah or porch in a garden setting with side drive represents the precinct's dominant house type. These are interspersed with a smaller number of brick variations of these houses as well as a corner shop-house, all modestly built in the popular styles that typify the bungalow as it evolved through the inter-war and post-war periods. ~~A number of Housing Commission of Victoria houses exist in Wellington Street and these illustrate the post-war housing crisis and the new development of public housing in the area.~~ The following elements contribute to the significance of the precinct:

Inter-war (c.1915-1940)

- Single storey, dominant single or double gable frontage perpendicular to the street and frequently asymmetrical in massing, or hipped roof with gable projecting on one side of the main roof.
- Occasional pyramidal hipped roof form.
- Gables typically decorated with strapping, roughcast render or patterned pressed metal, timber shingles, timber vent sometimes in gable apex.
- Roof clad with corrugated iron, unglazed or glazed terracotta tiles, or sheets of pressed metal simulated tiles, some with textured surface. Exposed rafters extending from eaves.
- Verandah is a feature of the house front, often recessed under the main gable or sloping roof, or under its own flat roof. Sometimes trimmed with timber fretwork. Supported by timber posts, face brick or rendered piers on half-walls, or cast concrete classical-inspired columns in full length or resting on piers. Geometric brick motifs on rendered half-walls.
- Late 1930s verandahs/porches and facades often include revivalist Spanish Mission, Old English or Classical features - pointed/curved arches, barley twist columns, patterned brickwork and other decorative elements.
- Windows are timber-framed with casement or sash openings, often tripartite in form with curved glazing bar to fixed middle pane, sometimes multi-panes or leadlight in upper lights, occasional front bow or bay window with shingled apron. Some with flat canopy or awning over windows. Occasional small picture window in diamond or square shape on house facade.
- Weatherboard walls, V- notched timber boards occasionally below window level and shingles below projecting bow windows.
- Weatherboard side walls with conite fabric imitating rendered façade (associated with late 1930s).
- Tall, square red brick chimneys are frequent, occasionally in pairs.
- Red brick or rendered walls (less common).
- Fences and gates are typically low in height: Woven wire or steel chain mesh on timber or pipe rails, or timber battens on timber frame. Low brick wall and wrought iron gates (associated with 1930s)
- Dual concrete driveway strips with lawn centre panels leading to a rear garage.
- Garden setting with consistent front and side setbacks.
- Californian bungalow house with stepped parapet shopfront attached on Palmerston street corner with cantilever verandah and central entrance.

Post-war Austere houses (c.1940-c.1950)

- Single storey free-standing, asymmetrical L-shaped plan with hipped roof form. Typically double or triple-fronted. One example with 'waterfall' front with rounded instead of squared corners.
- Small porch in "L" alcove under slope of hipped roof or under separate concrete slab or timber flat hood. Metal pole, timber, wrought iron, or brick pier supports.
- Front doors often face to the side of the house.
- Roofs clad with glazed terracotta tiles, concrete tiles, corrugated iron or sheets of pressed metal simulated tiles, some with textured surface.
- Undecorated weatherboard walls, or dichromatic, variegated cream or clinker brickwork, tapestry brick detailing.
- Prominent chimneys in red or cream brick, some with curved tops.
- Timber framed tripartite sash windows, typically with transoms to emphasise horizontal, functional lines in favour of decorative curves. Some houses incorporate timber framed corner windows.
- Low front fences and driveway gates: Steel chain mesh on timber or pipe rails, timber batten on timber frame, low brick wall incorporating wrought iron trim, wrought iron gates.
- Dual concrete driveway strips with lawn centre panels leading to a rear, single garage, some in same brick as house.
-
- Garden setting with consistent front and side setbacks.

~~Housing Commission of Victoria houses (late 1940s - early 1950s)~~

~~Single storey, free-standing, typically asymmetrical with transverse gable parallel to the street, some have small projecting gable to front.~~
~~Unadorned weatherboard walls.~~
~~Pitched roof clad with glazed terracotta tiles.~~
~~Front slope of the roof incorporates a small enclosed porch at the front of the house.~~
~~Timber framed sash windows, with transoms to emphasise horizontality. Timber framed corner windows.~~
~~Prominent red brick chimney is a feature of the front or side elevation.~~
~~Low front wire fence and driveway gates. Simple steel chain mesh or horizontal timber board fence.~~
~~Side driveways.~~
~~Garden setting with a larger setback from the front and side setbacks.~~

Post-war Brick Veneer (c.1940-c.1965)

- Single storey, in double, triple or quadruple-fronted variations of asymmetrical L-shaped plan.
- Hipped, medium-pitched glazed terracotta roofs.
- Verandahs slightly raised along the house front, sometimes with timber pergola or porch with concrete, curved flat hood. Concrete floor and steps, and occasionally tiled.
- Cream brickwork, or (later) salmon coloured (wire-cut) brickwork. Contrasting manganese brick string courses, window sills, and detailing variously around windows, chimneys, fence tops.
- Prominent chimneys, some with curved 'waterfall' tops or other shaped

finishes.
- Large steel-framed, street-facing casement windows, including some as corner windows.
- Decorative wrought ironwork used for fence trims, gates, front veranda/porch railing and supports, and for details such as house numbers or names.
- Low brick front fence in matching brick colour with castellated top or manganese coping and slightly raised piers.
- Concrete driveways, or drives with concrete treads and lawn centre strips. Integrated, brick single-car garage sometimes attached to side of house.
- Consistent front and side set-backs.

Post-war Migrant houses (c.1955-c.1975)

- Hipped, medium-pitched glazed terracotta roofs. Double, triple and quadruple-fronted variations of asymmetrical L-shaped plan.
- Brick fabric with terracotta roof tiles.
- Terrace or veranda, to front featuring paving/tiles.
- Large aluminium-framed windows.
- Classical references.
- Conspicuous use of concrete and/or terrazzo for gardens and patios.
- Prominent front fence in a variety of styles.

How is it significant?

Bottomley's Paddock Inter-war and Post-war Residential Precinct is of local historic, architectural (representative) and aesthetic significance to the City of Maribyrnong.

Why is it significant?

Bottomley's Paddock Inter-war and Post-war Residential Precinct is significant for ~~illustrating two key phases in the development of West Footscray. Street names and street patterns dating from the 1850s and remnants of infrastructure throughout the precinct are historically important for documenting a series of failed speculative subdivisions for early residential estates. The precinct's streets of Inter-war and Post-war houses are significant for marking~~representing the important phase in Footscray's history when the suburb was fuelled by waves of industrial expansion, population growth, migration and a subsequent boom in residential construction. (Criterion A)

Bottomley's Paddock Inter-war and Post-war Residential Precinct reflects the popular ideal of the detached small suburban bungalow house in a garden setting and the rise in car ownership which became increasingly achievable in working class Footscray as the district expanded in the twentieth century. ~~The bungalow style houses built by the Housing Commission of Victoria in Wellington Street are significant as they document the beginning of public housing provision in the area.~~ (Criterion A)

Bottomley's Paddock Inter-war and Post-war Residential Precinct is significant for its largely homogenous streetscapes characterised by a variety of predominantly intact Inter-war and Post-war houses, which exhibit a representative range of styles, decorative features, materials and innovations within the clearly identifiable form of the suburban bungalow. The occurrence of several identical designs attests to many sharing the same builder or contractor. (Criterion D)

Bottomley's Paddock Inter-war and Post-war Residential Precinct's scattering of double and triple-fronted brick veneer houses built or modified by post-war migrants are representative of a visually definitive style which interprets an Australian vernacular architecture. (Criterion D)

Bottomley's Paddock Inter-war and Post-war Residential Precinct is aesthetically distinctive for the visual qualities of its streetscapes of bungalow style houses which is expressed in their setting and unity, scale, variety, texture, fabric and form complemented by nature strips and street trees. (Criterion E)

Map and ~~T~~table of significance for each precinct

Note: the table of significance has been broken up into several sub-precinct tables

Palmerston Street Inter-war and Post-war Residential Precinct

Number	*Street*	*Suburb*	*Significance*
1	Palmerston Street	West Footscray	Contributory
2	Palmerston Street	West Footscray	Contributory
3	Palmerston Street	West Footscray	Contributory
4	Palmerston Street	West Footscray	Contributory
5	Palmerston Street	West Footscray	Non-Contributory
6	Palmerston Street	West Footscray	Contributory
7	Palmerston Street	West Footscray	Contributory
8	Palmerston Street	West Footscray	Contributory
9	Palmerston Street	West Footscray	Contributory
10	Palmerston Street	West Footscray	Contributory
11	Palmerston Street	West Footscray	Contributory
12	Palmerston Street	West Footscray	Contributory
13	Palmerston Street	West Footscray	Contributory
14	Palmerston Street	West Footscray	Contributory
15	Palmerston Street	West Footscray	Contributory
16	Palmerston Street	West Footscray	Non-Contributory
17	Palmerston Street	West Footscray	Contributory
18	Palmerston Street	West Footscray	Contributory
19	Palmerston Street	West Footscray	Contributory
20	Palmerston Street	West Footscray	Contributory
21	Palmerston Street	West Footscray	Contributory

Number	***Street***	***Suburb***	***Significance***
22	Palmerston Street	West Footscray	Contributory
23	Palmerston Street	West Footscray	Contributory
24	Palmerston Street	West Footscray	Contributory
25	Palmerston Street	West Footscray	Contributory
26	Palmerston Street	West Footscray	Contributory
27	Palmerston Street	West Footscray	Contributory
28	Palmerston Street	West Footscray	Contributory
29	Palmerston Street	West Footscray	Contributory
31	Palmerston Street	West Footscray	Contributory
32	Palmerston Street	West Footscray	Contributory
34	Palmerston Street	West Footscray	Contributory
~~35~~	~~Palmerston Street~~	~~West Footscray~~	~~Contributory~~
36	Palmerston Street	West Footscray	Contributory
37	Palmerston Street	West Footscray	Contributory
38	Palmerston Street	West Footscray	Contributory
39	Palmerston Street	West Footscray	Contributory
40	Palmerston Street	West Footscray	Contributory
41	Palmerston Street	West Footscray	Contributory
42	Palmerston Street	West Footscray	Contributory
43	Palmerston Street	West Footscray	Contributory
45	Palmerston Street	West Footscray	Contributory
47	Palmerston Street	West Footscray	Contributory

Tucker Street Inter-war Residential Precinct

Number	*Street*	*Suburb*	*Significance*
3	Tucker Street	West Footscray	Contributory
4	Tucker Street	West Footscray	Contributory
5	Tucker Street	West Footscray	Non-Contributory
6	Tucker Street	West Footscray	Contributory
7	Tucker Street	West Footscray	Contributory
8	Tucker Street	West Footscray	Contributory
9	Tucker Street	West Footscray	Contributory
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11	Tucker Street	West Footscray	Contributory
12	Tucker Street	West Footscray	Contributory
13	Tucker Street	West Footscray	Contributory
14	Tucker Street	West Footscray	Contributory
15	Tucker Street	West Footscray	Contributory
16	Tucker Street	West Footscray	Non-Contributory
17	Tucker Street	West Footscray	Non-Contributory
18	Tucker Street	West Footscray	Contributory
19	Tucker Street	West Footscray	Contributory
20	Tucker Street	West Footscray	Contributory
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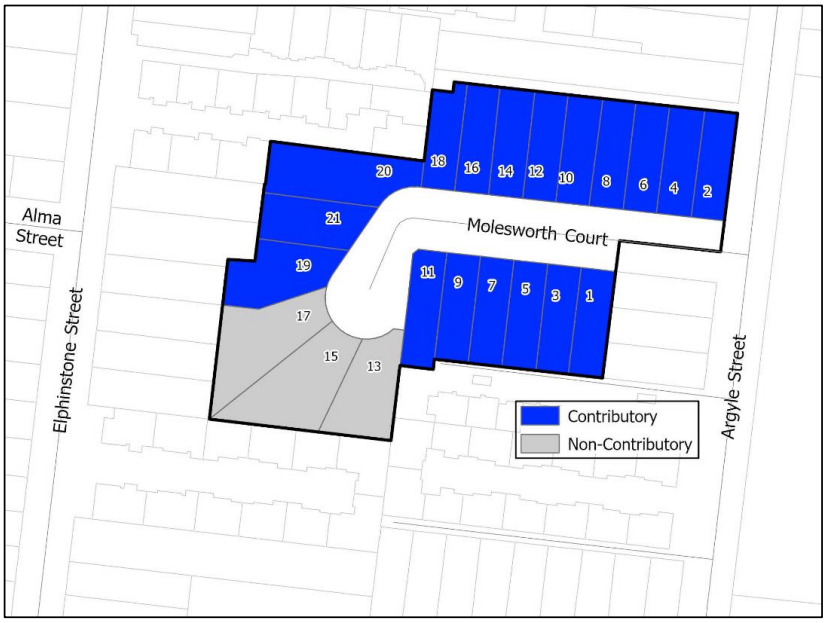
28	Tucker Street	West Footscray	Contributory
29	Tucker Street	West Footscray	Contributory
30	Tucker Street	West Footscray	Contributory
31	Tucker Street	West Footscray	Non-Contributory
32	Tucker Street	West Footscray	Contributory
33	Tucker Street	West Footscray	Contributory
34	Tucker Street	West Footscray	Non-Contributory
36	Tucker Street	West Footscray	Contributory

Wallace Street Inter-war Residential Precinct

Number	*Street*	*Suburb*	*Significance*
1	Wallace Street	Maidstone	Contributory
2	Wallace Street	Maidstone	Contributory
3	Wallace Street	Maidstone	Non-Contributory
4	Wallace Street	Maidstone	Contributory
5	Wallace Street	Maidstone	Contributory
6	Wallace Street	Maidstone	Contributory
7	Wallace Street	Maidstone	Contributory
8	Wallace Street	Maidstone	Contributory
9	Wallace Street	Maidstone	Contributory
11	Wallace Street	Maidstone	Contributory
12	Wallace Street	Maidstone	Contributory
13	Wallace Street	Maidstone	Contributory
14	Wallace Street	Maidstone	Contributory~~, plus Canary Island date palm~~
15	Wallace Street	Maidstone	Contributory
16 and 16A	Wallace Street	Maidstone	Non-Contributory
17	Wallace Street	Maidstone	Contributory
18	Wallace Street	Maidstone	Contributory
19	Wallace Street	Maidstone	Non-Contributory
20	Wallace Street	Maidstone	Contributory
21	Wallace Street	Maidstone	Contributory
23	Wallace Street	Maidstone	Non-Contributory
24	Wallace Street	Maidstone	Contributory
25	Wallace Street	Maidstone	Non-Contributory
26	Wallace Street	Maidstone	Contributory
27	Wallace Street	Maidstone	Contributory
27A	Wallace Street	Maidstone	Contributory
28	Wallace Street	Maidstone	Contributory

Number	*Street*	*Suburb*	*Significance*
29	Wallace Street	Maidstone	Contributory
30	Wallace Street	Maidstone	Contributory
31	Wallace Street	Maidstone	Contributory
33	Wallace Street	Maidstone	Contributory

Molesworth Court Inter-war and Post-war Residential Precinct



Number	*Street*	*Suburb*	*Significance*
1	Molesworth Court	West Footscray	Contributory
2	Molesworth Court	West Footscray	Contributory
3	Molesworth Court	West Footscray	Contributory
4	Molesworth Court	West Footscray	Contributory
5	Molesworth Court	West Footscray	Contributory
6	Molesworth Court	West Footscray	Contributory
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12	Molesworth Court	West Footscray	Contributory
13	Molesworth Court	West Footscray	Non-Contributory
14	Molesworth Court	West Footscray	Contributory
15	Molesworth Court	West Footscray	Non-Contributory
16	Molesworth Court	West Footscray	Contributory
17	Molesworth Court	West Footscray	Non-Contributory
18	Molesworth Court	West Footscray	Contributory
19	Molesworth Court	West Footscray	Contributory
20	Molesworth Court	West Footscray	Contributory
21	Molesworth Court	West Footscray	Contributory

Hope to View Streets Inter-war and Post-war Residential Precinct

Number	*Street*	*Suburb*	*Significance*
1	Barton Street	West Footscray	Contributory
2	Barton Street	West Footscray	Contributory
3	Barton Street	West Footscray	Contributory
4	Barton Street	West Footscray	Contributory
5	Barton Street	West Footscray	Contributory
6	Barton Street	West Footscray	Contributory
7	Barton Street	West Footscray	Contributory
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29	Barton Street	West Footscray	Contributory
30	Barton Street	West Footscray	Contributory
31	Barton Street	West Footscray	Contributory
32	Barton Street	West Footscray	Contributory

Number	***Street***	***Suburb***	***Significance***
33	Barton Street	West Footscray	Contributory
34	Barton Street	West Footscray	Contributory
1	Hope Street	West Footscray	Non-Contributory
2	Hope Street	West Footscray	Contributory
2A	Hope Street	West Footscray	Contributory
3	Hope Street	West Footscray	Contributory
4	Hope Street	West Footscray	Contributory
5	Hope Street	West Footscray	Contributory
6	Hope Street	West Footscray	Contributory
7	Hope Street	West Footscray	Contributory
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20	Hope Street	West Footscray	Non-Contributory
21	Hope Street	West Footscray	Contributory
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23	Hope Street	West Footscray	Contributory
24	Hope Street	West Footscray	Non-Contributory
25	Hope Street	West Footscray	Contributory
26	Hope Street	West Footscray	Contributory
27	Hope Street	West Footscray	Contributory
28	Hope Street	West Footscray	Contributory
29	Hope Street	West Footscray	Contributory
30	Hope Street	West Footscray	Contributory
31	Hope Street	West Footscray	Contributory
32	Hope Street	West Footscray	Contributory
33	Hope Street	West Footscray	Contributory
1	Stanley Street	West Footscray	Contributory
2	Stanley Street	West Footscray	Contributory
3	Stanley Street	West Footscray	Contributory
4	Stanley Street	West Footscray	Contributory
5	Stanley Street	West Footscray	Contributory
6	Stanley Street	West Footscray	Contributory
7	Stanley Street	West Footscray	Contributory
8	Stanley Street	West Footscray	Contributory
9	Stanley Street	West Footscray	Contributory
10	Stanley Street	West Footscray	Contributory
11	Stanley Street	West Footscray	Contributory
12	Stanley Street	West Footscray	Contributory
13	Stanley Street	West Footscray	Contributory
14	Stanley Street	West Footscray	Contributory
15	Stanley Street	West Footscray	Contributory
16	Stanley Street	West Footscray	Contributory
17	Stanley Street	West Footscray	Contributory
18	Stanley Street	West Footscray	Contributory
19	Stanley Street	West Footscray	Contributory

Number	***Street***	***Suburb***	***Significance***
20	Stanley Street	West Footscray	Contributory
21	Stanley Street	West Footscray	Contributory
22	Stanley Street	West Footscray	Non-Contributory
23	Stanley Street	West Footscray	Contributory
24	Stanley Street	West Footscray	Contributory
25	Stanley Street	West Footscray	Contributory
26	Stanley Street	West Footscray	Contributory
27	Stanley Street	West Footscray	Contributory
28	Stanley Street	West Footscray	Contributory
29	Stanley Street	West Footscray	Contributory
30	Stanley Street	West Footscray	Non-Contributory
31	Stanley Street	West Footscray	Contributory
32	Stanley Street	West Footscray	Contributory
33	Stanley Street	West Footscray	Contributory
34	Stanley Street	West Footscray	Non-Contributory
2	View Street	West Footscray	Contributory
4	View Street	West Footscray	Non-Contributory
6	View Street	West Footscray	Contributory
8	View Street	West Footscray	Contributory
10	View Street	West Footscray	Contributory
12	View Street	West Footscray	Contributory
14	View Street	West Footscray	Contributory
16	View Street	West Footscray	Contributory
18	View Street	West Footscray	Contributory
20	View Street	West Footscray	Contributory
22	View Street	West Footscray	Contributory
24	View Street	West Footscray	Contributory
26	View Street	West Footscray	Contributory
28	View Street	West Footscray	Contributory
30	View Street	West Footscray	Contributory
32	View Street	West Footscray	Contributory
34	View Street	West Footscray	Contributory

~~Napoleon and Wellington Streets Inter-war and Post-war Residential Precinct~~

~~***Number***~~	~~***Street***~~	~~***Suburb***~~	~~***Significance***~~
~~1~~	~~Napoleon Street~~	~~West Footscray~~	~~Contributory~~
~~3~~	~~Napoleon Street~~	~~West Footscray~~	~~Contributory~~
~~4~~	~~Napoleon Street~~	~~West Footscray~~	~~Contributory~~
~~5~~	~~Napoleon Street~~	~~West Footscray~~	~~Contributory~~
~~6~~	~~Napoleon Street~~	~~West Footscray~~	~~Contributory~~
~~7~~	~~Napoleon Street~~	~~West Footscray~~	~~Contributory~~
~~8~~	~~Napoleon Street~~	~~West Footscray~~	~~Contributory~~
~~9~~	~~Napoleon Street~~	~~West Footscray~~	~~Contributory~~
~~10~~	~~Napoleon Street~~	~~West Footscray~~	~~Non-Contributory~~
~~11~~	~~Napoleon Street~~	~~West Footscray~~	~~Contributory~~
~~12~~	~~Napoleon Street~~	~~West Footscray~~	~~Contributory~~
~~13~~	~~Napoleon Street~~	~~West Footscray~~	~~Contributory~~
~~14~~	~~Napoleon Street~~	~~West Footscray~~	~~Contributory~~
~~15~~	~~Napoleon Street~~	~~West Footscray~~	~~Contributory~~
~~16~~	~~Napoleon Street~~	~~West Footscray~~	~~Contributory~~
~~17~~	~~Napoleon Street~~	~~West Footscray~~	~~Contributory~~
~~18~~	~~Napoleon Street~~	~~West Footscray~~	~~Contributory~~
~~19~~	~~Napoleon Street~~	~~West Footscray~~	~~Contributory~~

21	Napoleon Street	West Footscray	Contributory
22	Napoleon Street	West Footscray	Contributory
23	Napoleon Street	West Footscray	Non-Contributory
24	Napoleon Street	West Footscray	Contributory
25	Napoleon Street	West Footscray	Non-Contributory
26	Napoleon Street	West Footscray	Contributory
27	Napoleon Street	West Footscray	Contributory
28	Napoleon Street	West Footscray	Non-Contributory
29	Napoleon Street	West Footscray	Contributory
30	Napoleon Street	West Footscray	Contributory
31	Napoleon Street	West Footscray	Non-Contributory
32	Napoleon Street	West Footscray	Contributory
33	Napoleon Street	West Footscray	Contributory
34	Napoleon Street	West Footscray	Contributory
35	Napoleon Street	West Footscray	Contributory
36	Napoleon Street	West Footscray	Contributory
37	Napoleon Street	West Footscray	Contributory
38	Napoleon Street	West Footscray	Contributory
39	Napoleon Street	West Footscray	Contributory
40	Napoleon Street	West Footscray	Contributory
41	Napoleon Street	West Footscray	Contributory
43	Napoleon Street	West Footscray	Contributory
44	Napoleon Street	West Footscray	Contributory
45	Napoleon Street	West Footscray	Non-Contributory
46	Napoleon Street	West Footscray	Contributory
47	Napoleon Street	West Footscray	Non-Contributory
48A	Napoleon Street	West Footscray	Non-Contributory
48B	Napoleon Street	West Footscray	Non-Contributory
48C	Napoleon Street	West Footscray	Non-Contributory
49	Napoleon Street	West Footscray	Non-Contributory
50	Napoleon Street	West Footscray	Non-Contributory
51	Napoleon Street	West Footscray	Contributory
52	Napoleon Street	West Footscray	Contributory
53	Napoleon Street	West Footscray	Contributory
54	Napoleon Street	West Footscray	Non-Contributory
55	Napoleon Street	West Footscray	Non-Contributory
56	Napoleon Street	West Footscray	Contributory
57	Napoleon Street	West Footscray	Contributory
58A	Napoleon Street	West Footscray	Non-Contributory
58B	Napoleon Street	West Footscray	Non-Contributory
59	Napoleon Street	West Footscray	Non-Contributory
60	Napoleon Street	West Footscray	Non-Contributory
2/61	Napoleon Street	West Footscray	Non-Contributory
1/61	Napoleon Street	West Footscray	Non-Contributory
62	Napoleon Street	West Footscray	Contributory
63	Napoleon Street	West Footscray	Contributory
64	Napoleon Street	West Footscray	Contributory
1/65	Napoleon Street	West Footscray	Contributory
2/65	Napoleon Street	West Footscray	Non-contributory
72	Napoleon Street	West Footscray	Non-Contributory
74	Napoleon Street	West Footscray	Contributory
76	Napoleon Street	West Footscray	Contributory
78	Napoleon Street	West Footscray	Contributory
80	Napoleon Street	West Footscray	Non-Contributory
82	Napoleon Street	West Footscray	Contributory
84	Napoleon Street	West Footscray	Contributory

~~6~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~7~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~8~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~9~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~10~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~11~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~12~~	~~Wellington Street~~	~~West Footscray~~	~~Non-Contributory~~
~~13~~	~~Wellington Street~~	~~West Footscray~~	~~Non-Contributory~~
~~14~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~15~~	~~Wellington Street~~	~~West Footscray~~	~~Non-Contributory~~
~~16~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~17~~	~~Wellington Street~~	~~West Footscray~~	~~Non-Contributory~~
~~18~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~19-21~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~20~~	~~Wellington Street~~	~~West Footscray~~	~~Non-Contributory~~
~~20A~~	~~Wellington Street~~	~~West Footscray~~	~~Non-Contributory~~
~~22~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~23~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~24~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~25~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~26~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~27~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~28~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~29~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~30~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~31~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~32~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~33~~	~~Wellington Street~~	~~West Footscray~~	~~Non-Contributory~~
~~34~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~35~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~36~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~37~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~38~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~39~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~46~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~1/48~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~2/48~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~49~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~50~~	~~Wellington Street~~	~~West Footscray~~	~~Non-Contributory~~
~~51~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~52~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~53~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~54~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~55~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~56~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~57~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~59~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~60~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~61~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~62~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~63~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~64~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~65~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~66~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~1-3/67~~	~~Wellington Street~~	~~West Footscray~~	~~Non-contributory~~

~~68~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~69~~	~~Wellington Street~~	~~West Footscray~~	~~Non-contributory~~
~~70~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~71~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~72~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~73~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~74~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~75~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~76~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~77~~	~~Wellington Street~~	~~West Footscray~~	~~Non-Contributory~~
~~78~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~79~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~81~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~83~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~
~~85~~	~~Wellington Street~~	~~West Footscray~~	~~Contributory~~

Primary source

Bottomley's Paddock Inter-war and Post-war Residential Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct Study,* Heritage Alliance, March 2021

Note: this Incorporated Document for HO212 is recommended to be deleted from the Amendment as a post-exhibition change.

Centennial and Duke Streets Inter-war and Post-war Residential Precinct Statement of Significance (February 2022)

Heritage Place:	Centennial and Duke Streets Inter-war and Post-war Residential Precinct	**PS ref no:**	HO212

What is significant?

The Centennial and Duke Streets Inter-war and Post-war Residential Precinct in West Footscray contains a well-preserved collection of houses which demonstrate important themes in the historical development of West Footscray and its history of quarrying, from the late nineteenth century to the post-WWII years.

The precinct comprises two streets which reflect different subdivision patterns but similar historical processes. Centennial Street is a short street subdivided in the year of Australia's centenary in 1888 for workers' housing. It retains its modest-sized, nineteenth century allotments, gutters and kerbs laid with bluestone pitchers and evidence of rear lanes. All of the weatherboard bungalow houses date to the inter-war and early post-war periods. Duke Street is a small, broader street with nature strips and an unusual street alignment. It was subdivided in the twentieth century and its small number of larger weatherboard and brick houses stand on sizeable allotments subdivided in the twentieth century and display a range of styles from the inter-war and post-war years. The following elements contribute to the significance of the precinct:

Late Victorian streetscape (1888)

- Gutters and kerbs laid with bluestone pitchers and evidence of bluestone rear lanes (Centennial Street)

Inter-war bungalows (c.1915-c.1940)

- Single storey free-standing bungalows.
- Hipped and gable roof forms clad with corrugated iron or terracotta tiles; terracotta roof finials (one example); eaves with exposed rafters; detailing in gables, such as half-timbering.
- Simple, square red brick chimneys.
- Prominent verandah under front roof form or separate flat roof; sturdy cement rendered verandah piers or timber posts; rendered half walls, fretted timber friezes.
- Glazed single or double front doors accessed through front verandahs or side entrance through recessed porch identified by an awning or gablet.
- V-notch decoration to front weatherboard walls; block front decoration to front weatherboard wall (one example).
- Timber-framed double-hung sash windows, sometimes fixed centre pane with side sash windows; lead-lighting to window panes; facetted bay window with bow (one example), awnings.
- Front fences constructed of steel wire mesh on metal tube frame; woven wire on timber posts, timber battens.
- Gates manufactured from plain woven wire supported by timber posts.
- Front garden settings with paths to verandahs.
- Driveways with dual concrete wheel treads (Duke Street).
- Nature strips with lawn (Duke Street).

Post-war Austere houses (c.1940-c.1950)

- Single storey, free-standing double and triple fronted weatherboard houses with hipped roofs.
- Small porch in "L" alcove under slope of roof or separate flat hood.
- Roofs clad with terracotta tiles, concrete tiles simulating terracotta, or corrugated iron.
- Undecorated weatherboard walls.
- Prominent chimneys in cream or red brick (Duke Street; chimneys absent in Centennial Street).
- Cream, red brick or rendered porch piers.
- Steel-framed casement windows, metal-framed awning windows; 3-light windows with fixed centre pane and side sash windows.
- Timber-framed front doors with glazing.
- Modest use of wrought iron for gates, verandah grille columns and house numbers.
- Low brick front fences; manganese brick detailing.
- Garages built of cream brick or timber with hinged doors (Duke Street).
- Dual concrete wheel treads with lawn centre strips (some subsequently filled in with concrete) (Duke Street).
- Nature strips with lawn (Duke Street).

Post-war houses (c.1940-c.1965)

- Single-storey free standing houses with triple and quadruple, hipped roof forms; concrete or glazed terracotta roof tiles.
- Prominent brick chimneys with shaped tops.
- Cream brick walls or salmon coloured wire-cut brick walls; manganese brick detailing.
- Large steel framed casement, or aluminium framed sliding windows; corner windows.
- Small porch in "L" alcove.
- Low brick front fences with short brick piers flanking driveways.
- Concrete path curving to front porch, concrete driveway.
- Wrought ironwork used for fence trims, gates, front verandah porch balustrades and posts, and for house numbers.
- Concrete driveways, or drives with dual concrete treads and lawn centre strips.
- Matching brick garage.

How is it significant?

The Centennial and Duke Streets Inter-war and Post-war Residential Precinct is of local historic and architectural (representative) significance to the City of Maribyrnong.

Why is it significant?

The subdivision and settlement patterns of both streets are associated with the resurgence of Footscray's quarrying industry in the late nineteenth century and its transferral to West Footscray, where David Munro and John Robb opened two of the largest quarry holes. The streets help to illustrate the changing fortunes of the stone industry during this period from a large-scale activity central to Footscray's identity and economy to the closure of the quarries in the twentieth century, their conversion to rubbish tips and then parklands and the growth of housing on their fringes. (Criterion A)

Centennial Street is distinctive for its historical link to the official celebrations held in Melbourne in 1888 marking the centenary of European settlement in Australia and for the remnants of late Victorian period infrastructure that typify nineteenth and early twentieth century subdivisions. (Criterion A)

The precinct is of architectural (representative) significance for its collection of Inter-war and Post-war residential buildings, which demonstrate a progression of suburban housing styles and ways of living in the twentieth century in their form, scale, materials and setting (Criterion D)

Table of significance

Number	***Street***	***Suburb***	***Significance***
1	Centennial Street	West Footscray	Contributory
2	Centennial Street	West Footscray	Contributory
3	Centennial Street	West Footscray	Contributory
4	Centennial Street	West Footscray	Contributory
5	Centennial Street	West Footscray	Contributory
6	Centennial Street	West Footscray	Non-Contributory

Number	***Street***	***Suburb***	***Significance***
7	Centennial Street	West Footscray	Contributory
8	Centennial Street	West Footscray	Non-Contributory
9	Centennial Street	West Footscray	Contributory
10	Centennial Street	West Footscray	Contributory
11	Centennial Street	West Footscray	Contributory
12	Centennial Street	West Footscray	Contributory
13	Centennial Street	West Footscray	Contributory
14	Centennial Street	West Footscray	Contributory
1	Duke Street	West Footscray	Contributory
2	Duke Street	West Footscray	Contributory
4	Duke Street	West Footscray	Contributory
6	Duke Street	West Footscray	Contributory
8	Duke Street	West Footscray	Contributory
10	Duke Street	West Footscray	Contributory
12	Duke Street	West Footscray	Contributory
14	Duke Street	West Footscray	Contributory

Primary source

Centennial and Duke Streets Inter-war and Post-war Residential Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct,* Heritage Alliance, March 2021

Hansen Inter-war Residential Precinct Statement of Significance (~~February 2022~~April 2023)

Heritage Place:	Hansen Inter-war Residential Precinct	**PS ref no:**	HO213

Update this map to insert street numbers for affected properties.

What is significant?

The Hansen Inter-war Residential Precinct in West Footscray, consists exclusively of modest weatherboard Californian bungalow houses in an inter-war period subdivision, built by local builder and timber mill owner, Anders Hansen, at the peak of West Footscray's 1920s housing boom. The subdivision pattern is characterised by regular allotment sizes, free-standing houses in garden settings with consistent front and side setbacks, and single side driveways with dual concrete wheel strips leading to a rear garage. Anders Park was created by Hansen as an almost private children's playground and park for the residents at the rear of Hansen Street with narrow pedestrian walkways as access. The following elements contribute to the significance of the precinct:

Inter-war Bungalows (1928-1939)

- Consistent front and side setbacks.
- Large gable roof, facing or parallel to the street, or hipped roof with projecting gable. Some roofs in pyramidal form. One example of a jerkin head roof. Roof cladding typically of corrugated iron, terracotta tiles, concrete tiles, or metal simulated terracotta tile sheeting with wide eaves with exposed rafters.

- Detailing to gable ends, such as shingling, half-timbering, brackets, textured pressed metal and batten and weatherboard finishes.
- Simple, square red brick chimneys, and taller chimneys to the side of houses.
- Intact weatherboard walls with V-notching and shingle finishes to front elevations.
- Faux concrete conite facades.
- Deep verandahs or enclosed porches (late 1930s houses), some with stepped corners and low walls. Sturdy cement rendered and painted piers. Tudor Revival features, such as low pointed arches. Tapestry brick detailing. Short, moulded concrete columns (twisted, fluted, classical) or timber posts supporting verandah roofs.
- High waisted timber panel front doors with light features and sidelights.
- Windows with facetted bays and bows, some with a flat roof and exposed rafters. Some with lead lighting and awnings with fretted brackets.
- Timber box-framed casements and double-hung sashes. Three-light windows with fixed centre pane and side sashes. Curved horizontal bar (transom) in centre window lights. Lead-lighting in geometric and swag patterns in upper lights. Small picture windows.
- Low front fences constructed of brick, rendered brick, woven wire, steel mesh or battens/pickets with matching gates, some examples made of wrought iron.
- Gates made of wire fabric (sometimes with ornamental scrollwork on top), or wrought iron.
- Front garden settings and paths curving across lawns to verandahs.
- Driveways with dual concrete wheel treads and lawn centre strips.
- Bluestone pitchers to street kerbing and gutters.
- Nature strips with plantings, including a small number of Australian native trees.

How is it significant?

The Hansen Inter-war Residential Precinct in West Footscray is of local historical, architectural (representative) and aesthetic significance to the City of Maribyrnong.

Why is it significant?

The Hansen Inter-war Precinct is of historical significance as a strong expression of West Footscray's rapid growth in the 1920s and 1930s. The increasing prosperity of the suburb's workers is illustrated by the continued growth in the suburb and improvements in worker housing. (Criterion A)

This cohesive precinct of modest weatherboard houses is representative of the popularity and appeal of the freestanding Californian Bungalow in its various styles. The houses illustrate the ubiquity of home and car ownership as a suburban ideal during the inter-war years. (Criterion D)

The precinct physically exemplifies the land developing and house building enterprise of former Footscray councillor and local contractor and timber mill owner, A.M. 'Andy' Hansen. Hansen's affordable, 5-room, weatherboard bungalows progressed and transformed Footscray's streetscapes. The precinct is significant as a record of Hansen's standardised approach to house construction using low-cost materials and designs that could offer a variety of features applied to the bungalow form. The provision of generous streetscapes and a private park for residents adds to the significance. (Criterion A)

The precinct is aesthetically distinctive for the homogenous character of its bungalow forms and the rhythmic pattern of their variations expressed in Californian, Tudor-revival, Mediterranean and Colonial styles. (Criterion E)

Table of significance

Number	***Street***	***Suburb***	***Significance***
2	Hansen Street	West Footscray	Contributory
4	Hansen Street	West Footscray	Contributory
5	Hansen Street	West Footscray	Contributory
6	Hansen Street	West Footscray	Contributory
7	Hansen Street	West Footscray	Contributory
8	Hansen Street	West Footscray	Contributory
9	Hansen Street	West Footscray	Contributory
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12	Hansen Street	West Footscray	Contributory
13	Hansen Street	West Footscray	Contributory
14	Hansen Street	West Footscray	Contributory
15	Hansen Street	West Footscray	Non-Contributory
16	Hansen Street	West Footscray	Contributory
17	Hansen Street	West Footscray	Contributory
18	Hansen Street	West Footscray	Contributory
19	Hansen Street	West Footscray	Non-Contributory
20	Hansen Street	West Footscray	Contributory
21	Hansen Street	West Footscray	Contributory
22	Hansen Street	West Footscray	Contributory
23	Hansen Street	West Footscray	Contributory
24	Hansen Street	West Footscray	Non-Contributory
25	Hansen Street	West Footscray	Contributory
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27	Hansen Street	West Footscray	Contributory
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34	Hansen Street	West Footscray	Contributory
35	Hansen Street	West Footscray	Contributory
36	Hansen Street	West Footscray	Contributory
37	Hansen Street	West Footscray	Non-Contributory
38	Hansen Street	West Footscray	Contributory
39	Hansen Street	West Footscray	Non-Contributory
40	Hansen Street	West Footscray	Contributory
41	Hansen Street	West Footscray	Contributory
42	Hansen Street	West Footscray	Contributory
43	Hansen Street	West Footscray	Contributory

Number	*Street*	*Suburb*	*Significance*
44	Hansen Street	West Footscray	Contributory
45	Hansen Street	West Footscray	Contributory
46	Hansen Street	West Footscray	Contributory
47	Hansen Street	West Footscray	Contributory
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61	Hansen Street	West Footscray	Contributory
63	Hansen Street	West Footscray	Contributory
65	Hansen Street	West Footscray	Contributory
67	Hansen Street	West Footscray	Contributory
69	Hansen Street	West Footscray	Contributory
71	Hansen Street	West Footscray	Non-Contributory
73	Hansen Street	West Footscray	Contributory
75	Hansen Street	West Footscray	Contributory
77	Hansen Street	West Footscray	Contributory
1	Nesnah Street	West Footscray	Contributory
1A	Nesnah Street	West Footscray	Contributory
2	Nesnah Street	West Footscray	Contributory
2A	Nesnah Street	West Footscray	Contributory
3	Nesnah Street	West Footscray	Contributory
4	Nesnah Street	West Footscray	Contributory
5	Nesnah Street	West Footscray	Contributory
6	Nesnah Street	West Footscray	Contributory
8	Nesnah Street	West Footscray	Contributory
10	Nesnah Street	West Footscray	Contributory
12	Nesnah Street	West Footscray	Contributory
14	Nesnah Street	West Footscray	Contributory
16	Nesnah Street	West Footscray	Contributory
18	Nesnah Street	West Footscray	Contributory
17A	Robbs Road (Anders Park)	West Footscray	Contributory

Primary source

Hansen Inter-war Residential Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct Study*, Heritage Alliance, March 2021

Laughton's Post-war ~~Housing~~ Residential Precinct Statement of Significance (~~February 2022~~April 2023)

Heritage Place:	Laughton's Post-war ~~Housing~~ Residential Precinct	**PS ref no:**	HO214

Update this map to insert street numbers for affected properties.

What is significant?

The Laughton's Post-war ~~Housing~~ Residential Precinct contains a collection of remarkably intact and distinctive single storey Post-war Migrant brick veneer houses of the late 1960s-1970s. The houses are all detached, except for the group of 6 villa units "Evelyn Court", ~~with consistent front setbacks~~ and all except 37 Creswick Street and 22 Commercial Road, are free-standing and set on large garden allotments. The following elements contribute to the significance of the precinct:

Post-war Migrant brick veneer houses (1969-1975)

- Hipped, medium-pitched glazed Marseilles pattern terracotta tiled roofs, with boxed eaves.
- Double or triple-fronted appearance to street.
- Dichromatic brickwork, with an orange, cream or brown brick body colour and dark brown glazed trim. Decorative features include quoining around windows and/or at corners, and diamond motif to chimneys, horizontal banding, or simply a base section in the darker contrasting colour.
- Prominent chimneys, some with curved "waterfall" tops, most with contrasting decorative motif.
- Large steel framed windows, and some corner windows.
- Wrought iron grille columns, balustrades to terraces and porches, and to tops of fences.
- Wrought iron name "Evelyn Court" on 1/28 Commercial Road.
- Side or front concrete terraces or porches, usually with wrought iron decorative balustrades.

- Matching low brick fences at the front, featuring soldier course, glazed capping or repeated decorative pattern, some topped with short wrought iron balustrades.
- Matching brick single-car garages towards the rear, with roof concealed behind the facade brickwork.
- Solid concrete paved side driveways.

How is it significant?

The Laughton's Post-war ~~Housing~~ Residential Precinct is of local historical, architectural (representative), and associative significance to the City of Maribyrnong.

Why is it significant?

The Laughton's Post-war ~~Housing~~ Residential Precinct is of historical significance as it illustrates the later development of Footscray, where earlier industrial sites were subsequently subdivided and developed for housing. Established on this site in 1888, and operating on the site for nearly 80 years, Laughton's was one of a small number of iron foundries which managed to survive the 1890s depression, expand and continue to operate well into the 1960s. The presence of the Laughton's Iron Foundry in the middle of Footscray until its demolition in the 1960s-1970s, resulted in a group of infill housing of an interesting and unusual design for the late 1960s. The houses at 19-35 Creswick Street, and ~~probably those in~~ 26-34 Commercial Road, were built by Andrea Dapiran, a migrant from ~~Yugoslavia~~ Istria who ~~had~~ arrived in Melbourne in 1950 and opened a building company in the early 1960s. The houses were built and designed by migrants and were largely sold to other migrants. The ownership and style of the houses in the precinct illustrate the history of post-war migration, which is an important theme in the history of the City. ~~Apart from British-born migrants, the predominant ethnic groups in Footscray following the Second World War were Maltese, Yugoslav, Polish, and Ukrainian.~~ (Criterion A)

The Laughton's Post-war ~~Housing~~ Residential Precinct is of representative (architectural) significance, with the group of Post-war Migrant brick veneer houses on the east side of Creswick Street and west side of Commercial Road being a visually cohesive group of 16 houses which exhibits the principal characteristics of this style. The style adapts the standard suburban double or triple fronted brick veneer house with large steel framed windows and corner windows, and a hipped tiled roof, but adds decorative elements such as the use of dichromatic brickwork, decorative wrought iron balustrades and gates, and elaborate chimneys, some with "Waterfall tops. The decorative face brickwork using two colours has either quoining around windows and at corners in alternating brick colours, or bands of darker brick, or a darker brick base. The traditional hipped roofs are of Marseilles pattern glazed terracotta tiles. The majority of the houses have decorative low brick fences, sometimes in two colours, while others have wrought iron balustrades to the tops. Some properties also have wrought iron balustrades to porches or side concrete paved terraces, and matching brick garages. The majority are highly intact and in excellent condition. (Criterion D)

The Laughton's Post-war ~~Housing~~ Residential Precinct is of associative significance, because it has a special association with the successful post-war migrant builder,

Andrea Dapiran, who developed the newly subdivided Laughton's site in the late 1960s. ~~Andrea Dapiran, based in Yarraville, had arrived in Melbourne with his wife Libera and 3-year-old son in February 1950 on the *SS Hellenic Prince*, as one of 971 displaced persons sent to Australia after the Second World War.~~ The story of Andrea Dapiran's migration illustrates the enormous upheaval experiences by this generation of post-war migrants. Dapiran was from Pula, which in 1946 experienced the trauma of the Istrian Exodus. 40,000 Italian residents fled as Yugoslav forces invaded the city and it was annexed to the socialist Republic of Croatia. Dapiran, his wife Libera and his son Gian-Petro arrived in Melbourne in 1950 as displaced persons. His subsequent success as a migrant entrepreneur and his community activities are significant.
(Criterion H)

Table of significance

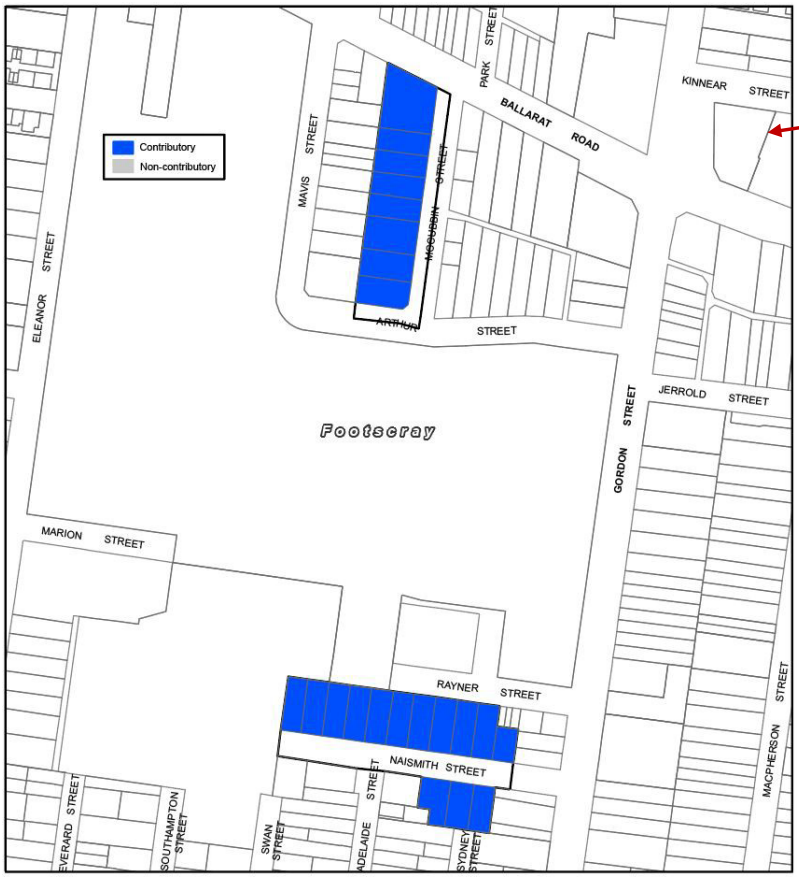
Number	***Street***	***Suburb***	***Significance***
19	Creswick Street	Footscray	Contributory
21	Creswick Street	Footscray	Contributory
23	Creswick Street	Footscray	Contributory
25	Creswick Street	Footscray	Contributory
27	Creswick Street	Footscray	Contributory
29	Creswick Street	Footscray	Contributory
31	Creswick Street	Footscray	Contributory
33	Creswick Street	Footscray	Contributory
35	Creswick Street	Footscray	Contributory
37	Creswick Street	Footscray	Contributory
22	Commercial Rd	Footscray	Contributory
24	Commercial Rd	Footscray	Contributory
26	Commercial Rd	Footscray	Contributory
1/28	Commercial Rd	Footscray	Contributory
2/28	Commercial Rd	Footscray	Contributory
3/28	Commercial Rd	Footscray	Contributory
4/28	Commercial Rd	Footscray	Contributory
5/28	Commercial Rd	Footscray	Contributory
6/28	Commercial Rd	Footscray	Contributory
32	Commercial Rd	Footscray	Contributory
34	Commercial Rd	Footscray	Contributory

Primary source

Laughton's Post-war Housing Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct Study,* Heritage Alliance, March 2021

Naismith Street ~~and McCubbin~~ Inter-war ~~Housing~~ Residential Precinct Statement of Significance (~~February 2022~~April 2023)

Heritage Place:	Naismith ~~and McCubbin~~Street Inter-war ~~Housing~~ Residential Precinct	**PS ref no:**	HO215



Update this map to:
- Insert street numbers for affected properties
- Remove all properties on McCubbin Street and Ballarat Road from the precinct

What is significant?

The Naismith ~~and McCubbin~~ Street~~s~~ Inter-war ~~Housing~~ Residential Precinct is in the area immediately adjoining the Footscray Hospital. Naismith ~~and McCubbin~~ Street~~s~~ contain~~s~~ a well-preserved collection of housing which demonstrates some fine local examples of the Inter-war period. ~~In Naismith Street the~~The housing on the north side of the street consists of late 1920s Inter-war bungalows with hipped roofs, projecting front gables and porch and beam details. There are three on the south side, at Nos 1, 3, and 5, that are more varied in style, and No.1 being late 1930s. ~~In McCubbin Street the late 1930s Inter-war bungalows are varied in style and there is a substantial and elaborate brick house at 10 McCubbin Street, as well as three slightly later houses.~~

Elements which contribute to the significance include:

Inter-war bungalows (c1915-1940) ~~Naismith Street~~

- The wide allotments with side drives.
- The detached, generously proportioned single storey weatherboard houses with consistent front setbacks, and garden settings.
- Generally hipped roof form, of corrugated iron, extending to form lower hipped roof over the front verandah, with a projecting gabled section, having bracketted gable end with roughcast patterned pressed metal infill and timber overstrapping, or vented lattice detail (gabled roof to No.5 Naismith).
- Square-edged weatherboard walls, some with a band of v-notched boards, to houses on north side of Naismith Street.
- Original timber framed windows, including bay or bow windows to projecting gabled section, often with vertical timber boarding below, and most windows with 5 pane upper section with central diamond-shaped motif.
- Unusual front verandah detailing to the houses on the north side of Naismith Street, with the tapered rendered verandah piers, roof beam to the front verandah tapering from a deeper centre, with decorative cut outs.
- Original tall face brick chimneys on the side, which have a capping of clinker bricks in a soldier course.
- Original low brick fence to No.6 Naismith Street with soldier course detail to top giving castellated appearance.
- The wide grassed nature strips in Naismith Street planted with *Melia azedarach* or white cedar trees.
- The bluestone kerbs and gutters.

~~Inter-war bungalows (c1915-1940) McCubbin Street~~

- ~~The wide allotments with side drives.~~
- ~~The detached single storey housing form and consistent front setbacks (except for 215 Ballarat Road) and garden settings.~~
- ~~Terracotta tiled hipped or gabled roofs, or combination of both hipped and gabled forms.~~
- ~~Weatherboard or brick walls.~~
- ~~Original timber framed windows, generally paired double hung, some with fixed glass central pane, some with decorative leadlight to upper sashes.~~
- ~~Original brick chimneys, generally facebrick.~~
- ~~The large and elaborate brick house at 10 McCubbin Street, with a hipped main roof of terracotta tiles, and two projecting gabled roof sections, with fish scale patterned pressed metal infill. The rendered front verandah also has a central wide arch of clinker brick, flanked by two smaller arches, and incorporates built in planters at either side the entry. The garage, which has a tiled roof matching the house, and the brick and wrought iron front fence complete the overall original composition. The front garden, with its clipped variegated hedge and shrubs, complements the house.~~
- ~~Original chain mesh and pipe rail/timber posts fences at 2 and 4 McCubbin Street, with No.4 having a variegated privet hedge behind.~~
- ~~The bluestone kerbs and gutters in McCubbin Streets.~~
- ~~There are three anomalies in this street, constructed during WWII or in the 1950s (Nos 8, 12 and 14), but they have similar terracotta tiled roofs, massing and proportions, and setbacks. No. 14 has a low matching brick fence.~~

How is it significant?

The Naismith ~~and McCubbin~~ Street~~s~~ Inter-war ~~Housing~~ Residential Precinct is of local historical and architectural (representative) significance to the City of Maribyrnong.

Why is it significant?

The Naismith ~~and McCubbin~~ Street~~s~~ Inter-war ~~Housing~~ Residential Precinct is of historical significance as it illustrates smaller pockets of development of Footscray in the 1920s and 1930s, where individual streets were subdivided and developed for housing, long after the main residential development of the area. Although acquired for a hospital in 1920, the hospital site was still largely open and undeveloped until the construction commenced in 1947. Naismith ~~and McCubbin~~ Street~~s~~, immediately adjacent to the Footscray Hospital, represent relatively late development for central Footscray, being developed in the late 1920s and 1930s respectively, and assists an understanding of the pattern of development in the municipality. ~~McCubbin Street was most likely subdivided by a member or members of the local McCubbin family of butchers, reflecting the historical importance of the meat industry to Footscray's development. Jim McCubbin was also very successful in coursing (greyhound racing), a popular sport in the western suburbs.~~ (Criterion A)

The Naismith ~~and McCubbin~~ Street~~s~~ Inter-war ~~Housing~~ Residential Precinct is of architectural (representative) significance as it contains Inter-war bungalows ~~in Naismith St, and on the west side of McCubbin Street~~ which are representative of Inter-war bungalows of the late 1920s and late 1930s. ~~The brick Inter-war bungalow at 10 McCubbin Street is the most elaborate example in the precinct.~~ Sited on relatively large allotments, with frontages of at least 40 feet, they demonstrate the ubiquity of home ownership as a suburban ideal during the Inter-war years, and the appeal of the freestanding bungalow in a garden setting with side driveway allowing for car ownership. ~~The three Post-war houses in McCubbin Steet, while slightly later than the majority of houses in the street, are visually cohesive with the precinct due to their similar roof materials, massing and setbacks.~~ The houses on the north side of Naismith Street are particularly fine examples of the Inter-war bungalow, with generous proportions, and large hipped roofs of corrugated iron extending over the front verandahs. (Criterion D)

Table of significance

Number	***Street***	***Suburb***	***Significance***
1	Naismith St	Footscray	Contributory
2	Naismith St	Footscray	Contributory
3	Naismith St	Footscray	Contributory
4	Naismith St	Footscray	Contributory
5	Naismith St	Footscray	Contributory
6	Naismith St	Footscray	Contributory
8	Naismith St	Footscray	Contributory
10	Naismith St	Footscray	Contributory
12	Naismith St	Footscray	Contributory
14	Naismith St	Footscray	Contributory
16	Naismith St	Footscray	Contributory
18	Naismith St	Footscray	Contributory

Number	***Street***	***Suburb***	***Significance***
20	Naismith St	Footscray	Contributory
22	Naismith St	Footscray	Contributory
~~215~~	~~Ballarat Rd~~	~~Footscray~~	~~Contributory~~
~~2~~	~~McCubbin St~~	~~Footscray~~	~~Contributory~~
~~4~~	~~McCubbin St~~	~~Footscray~~	~~Contributory~~
~~6~~	~~McCubbin St~~	~~Footscray~~	~~Contributory~~
~~8~~	~~McCubbin St~~	~~Footscray~~	~~Contributory~~
~~10~~	~~McCubbin St~~	~~Footscray~~	~~Contributory~~
~~12~~	~~McCubbin St~~	~~Footscray~~	~~Contributory~~
~~14~~	~~McCubbin St~~	~~Footscray~~	~~Contributory~~

Primary source

Naismith and McCubbin Streets Inter-war Housing Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct Study,* Heritage Alliance, March 2021

Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct Statement of Significance (~~February 2022~~April 2023)

Heritage Place:	Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct	**PS ref no:**	HO216

Update this map to:
- Insert street numbers for affected properties
- Remove the following properties from the precinct:
  - 28-68 Summerhill Road (even numbers only)
  - 11 Kelso Lane

What is significant?

The Summerhill Road Inter-war and Post-war Housing Precinct contains a well-preserved collection of housing from the inter-war period and immediate post-war period. This includes Inter-war bungalows in Coral Ave and the eastern side of Summerhill Road, largely built by A S Whitehill~~. A similar group on the western side of Summerhill Road at 40, 42, 50, 60 and 66~~ and Post-war brick houses on the western side of Summerhill Road, including the brick duplex at 8 and 10, and 16, 18 and 47 Summerhill Road. The bluestone kerb and gutters and bluestone paved lane adjacent to 1 Summerhill Road and other RoWY are significant. Anomalies in the precinct include several earlier houses in Summerhill Road, which pre-date the predominant Inter-war and Post-war housing including 37 and 58, but which make a contribution to

the scale and history of the precinct. Elements which contribute to the significance include:

Inter-war bungalows (c1915-1940)

- Single storey free-standing houses with consistent front setbacks, side drives.
- Generally weatherboard walls, with round edged boards.
- Terracotta or concrete tiled hipped tiled roofs extending in lower pitch over verandah and across the front, under a projecting hipped roof section. There ~~are~~ is one ~~two anomalies~~ anomaly -the hipped roof at 57 Summerhill Road ~~and a gabled roof at 68 Summerhill Road, both~~ of corrugated iron in short sheets.
- Tall face brick chimneys to the side, some with soldier course or vented tops, or with recessed bands
- Verandahs have a variety of supports for the roof- rendered square brick columns with tapestry brick details, some with stepped, tapered tops, some have paired or single round columns. Some verandahs have low brick or rendered brick solid balustrades.
- Original timber-framed windows, generally with fixed central pane flanked by double hung sashes, with curved decorative detail to upper section.
- Garden settings.
- Some original chain mesh and pipe rail fences, with timber posts.
- Concrete drive strips at the side.

Post-war houses, various styles (c1940-1960)

- Single storey free-standing housing, with a variety of forms and materials (one anomaly being the duplex at 8 and 10 Summerhill Road, Maidstone).
- Face brick walls in light or mid cream, or rendered brick (18 Summerhill Road).
- Terracotta tiled hipped roofs.
- Broad chimneys often located on the front-.
- Timber framed windows, some corner windows, with 2 houses (24 and 47 Summerhill Road) having steel framed windows, and 47 Summerhill Road having curved glass corner windows.
- Minimal porches, with small separate concrete slab roofs (18 Summerhill Road an exception, with enclosed curved feature porch).
- Low brick fences to match house in garden setting.

Transitional style (austere/functionalist) Post-war bungalows (c1940-1960)

- Single storey free-standing, with double or triple fronted form.
- Weatherboard walls, round edged boards, or deeper shiplapped boards.
- Concrete tiled hipped roofs.
- Chimneys, some broad chimneys on the front, with banding in a darker shade of brick.
- Minimal front porches.
- Timber framed windows, some corner windows, with horizontal glazing bars being the only decorative element.
- The detached housing form and consistent front and side setbacks in garden settings.

How is it significant?

The Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct is of local historical, architectural (representative), and associative significance to the City of Maribyrnong.

Why is it significant?

The Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct is of historical significance for the pattern of subdivision and housing from the 1930s to 1950s. The area had been primarily paddocks and quarries and while the physical evidence of the existence of basalt quarries no longer remains, this precinct reflects the later development of this area and the importance of the basalt industry to the City of Maribyrnong. When builder Albury Sydney Whitehill acquired two parcels of land totaling over 6 acres (approximately 2.5 hectares) in 1936 to construct 50-60 houses, it was described as the last remaining acreage in Footscray. (Criterion A)

The Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct is of architectural (representative) significance for its free-standing, single storey housing, which is highly representative of the inter-war and post-war periods with variations of bungalow forms expressed in modest, speculative housing, on blocks allowing for side drives and car access. The majority have hipped tiled roofs, and weatherboard walls, with the Inter- war bungalows having more substantial front verandahs with solid masonry or concrete columns, and tall chimneys on the sides. The houses are generally intact, with many showing only minor changes, retaining the essential characteristics of the housing of this period. The Inter-war housing, particularly the houses built by A S Whitehill, show a consistency of form and materials- hipped roof of concrete or terracotta tiles, with a projecting front hipped section and the main roof extending over the front porch with weatherboard walls and featuring a variety of decorative treatments for the front porch. The Post-war housing in the precinct is more varied, often austere, reflecting the post- war restrictions and changes in taste- some with the main decorative feature being the horizontal glazing bars dividing the timber windows, some with broad chimneys having horizontal banding. (Criterion D)

The Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct has a special association with the local builder Albury Sydney Whitehill (1897-1979), who had an office at 57A Droop Street, “The Pebbles” and built many of the houses in the precinct. A.S Whitehill purchased and subdivided the land in Coral Avenue, including the adjacent eastern side of Summerhill Road, and built the majority of the houses in the area. (Criterion H)

Table of significance

Number	***Street***	***Suburb***	***Significance***
1	Summerhill Rd	Footscray	Contributory
3	Summerhill Rd	Footscray	Contributory
5	Summerhill Rd	Footscray	Contributory
7	Summerhill Rd	Footscray	Contributory
8	Summerhill Rd	Maidstone	Contributory
9	Summerhill Rd	Footscray	Contributory
10	Summerhill Rd	Maidstone	Contributory

11	Summerhill Rd	Footscray	Contributory
13	Summerhill Rd	Footscray	Contributory
15	Summerhill Rd	Footscray	Contributory
16	Summerhill Rd	Maidstone	Contributory
17	Summerhill Rd	Footscray	Contributory
18	Summerhill Rd	Maidstone	Contributory
19	Summerhill Rd	Footscray	Contributory
20	Summerhill Rd	Maidstone	Contributory
21	Summerhill Rd	Footscray	Contributory
23	Summerhill Rd	Footscray	Contributory
24	Summerhill Rd	Maidstone	Contributory
25	Summerhill Rd	Footscray	Contributory
26	Summerhill Rd	West Footscray	Contributory
27	Summerhill Rd	Footscray	Non-contributory
~~28 and 28A~~	~~Summerhill Rd~~	~~West Footscray~~	~~Non-contributory~~
29	Summerhill Rd	Footscray	Contributory
~~30~~	~~Summerhill Rd~~	~~West Footscray~~	~~Contributory~~
31	Summerhill Rd	Footscray	Contributory
~~32~~	~~Summerhill Rd~~	~~West Footscray~~	~~Contributory~~
33	Summerhill Rd	Footscray	Contributory
~~34~~	~~Summerhill Rd~~	~~West Footscray~~	~~Non-contributory~~
35	Summerhill Rd	Footscray	Non-contributory
~~36~~	~~Summerhill Rd~~	~~West Footscray~~	~~Non-contributory~~
37	Summerhill Rd	Footscray	Contributory
~~38~~	~~Summerhill Rd~~	~~West Footscray~~	~~Non-contributory~~
39	Summerhill Rd	Footscray	Contributory
~~40~~	~~Summerhill Rd~~	~~West Footscray~~	~~Contributory~~
41	Summerhill Rd	Footscray	Contributory
~~42~~	~~Summerhill Rd~~	~~West Footscray~~	~~Contributory~~
43	Summerhill Rd	Footscray	Contributory
~~44~~	~~Summerhill Rd~~	~~West Footscray~~	~~Contributory~~
45	Summerhill Rd	Footscray	Contributory
~~46~~	~~Summerhill Rd~~	~~West Footscray~~	~~Contributory~~
47	Summerhill Rd	Footscray	Contributory
~~48~~	~~Summerhill Rd~~	~~West Footscray~~	~~Contributory~~
49	Summerhill Rd	Footscray	Contributory
~~50~~	~~Summerhill Rd~~	~~West Footscray~~	~~Contributory~~
51	Summerhill Rd	Footscray	Contributory
~~52A and B~~	~~Summerhill Rd~~	~~West Footscray~~	~~Non-contributory~~
53	Summerhill Rd	Footscray	Contributory
~~54~~	~~Summerhill Rd~~	~~West Footscray~~	~~Non-contributory~~
55	Summerhill Rd	Footscray	Contributory
~~56~~	~~Summerhill Rd~~	~~West Footscray~~	~~Non-contributory~~
57	Summerhill Rd	Footscray	Contributory
~~58~~	~~Summerhill Rd~~	~~West Footscray~~	~~Contributory~~
59	Summerhill Rd	Footscray	Contributory
~~60~~	~~Summerhill Rd~~	~~West Footscray~~	~~Contributory~~
61	Summerhill Rd	Footscray	Contributory
~~62~~	~~Summerhill Rd~~	~~West Footscray~~	~~Contributory~~
63	Summerhill Rd	Footscray	Contributory
~~64~~	~~Summerhill Rd~~	~~West Footscray~~	~~Non-contributory~~
65	Summerhill Rd	Footscray	Contributory
~~66~~	~~Summerhill Rd~~	~~West Footscray~~	~~Contributory~~
67	Summerhill Rd	Footscray	Contributory

~~68~~	~~Summerhill Rd~~	~~West Footscray~~	~~Contributory~~
69	Summerhill Rd	Footscray	Contributory
71	Summerhill Rd	Footscray	Contributory
73	Summerhill Rd	Footscray	Contributory
75	Summerhill Rd	Footscray	Contributory
77	Summerhill Rd	Footscray	Contributory
1	Coral Ave	Footscray	Contributory
3	Coral Ave	Footscray	Non-contributory
4	Coral Ave	Footscray	Contributory
5	Coral Ave	Footscray	Contributory
6	Coral Ave	Footscray	Contributory
7	Coral Ave	Footscray	Contributory
8	Coral Ave	Footscray	Contributory
9	Coral Ave	Footscray	Contributory
10	Coral Ave	Footscray	Contributory
11	Coral Ave	Footscray	Contributory
12	Coral Ave	Footscray	Non-contributory
13	Coral Ave	Footscray	Contributory
14	Coral Ave	Footscray	Contributory
15	Coral Ave	Footscray	Contributory
16	Coral Ave	Footscray	Contributory
17	Coral Ave	Footscray	Contributory
18	Coral Ave	Footscray	Contributory
19	Coral Ave	Footscray	Contributory
20	Coral Ave	Footscray	Contributory
21	Coral Ave	Footscray	Contributory
22	Coral Ave	Footscray	Contributory
24	Coral Ave	Footscray	Contributory
26A	Coral Ave	Footscray	Contributory
26B	Coral Ave	Footscray	Non-contributory
28	Coral Ave	Footscray	Contributory
30	Coral Ave	Footscray	Contributory

Primary source

Summerhill Road Inter-war and Post-war Housing Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct Study,* Heritage Alliance, March 2021

Tottenham Post-war Industrial Area ~~Housing~~ Residential Precinct Statement of Significance (~~February 2022~~April 2023)

Heritage Place:	Tottenham Post-war Industrial Area ~~Housing~~ Residential Precinct	**PS ref no:**	HO217

Update this map to:
- Insert street numbers for affected properties
- Remove 65 Gwelo Street and all properties on Sredna Street from the precinct

What is significant?

The Tottenham Post-war Industrial Area ~~Housing~~ Residential Precinct contains a well-preserved collection of housing which demonstrates typical housing from the late inter-war to post-war period. Many of the houses in the precinct were built by local builder and Footscray City councillor Anders M. Hansen, who also built a group of five single storey shopfronts in Sunshine Road in the 1940s. The rectangular grid pattern of the streets, including the lanes, with the pattern reflecting the two different subdivisions (1911, and 1928), and the industrial setting of the precinct, is significant. Two reserves, JA McDonald and Dempster are included in the precinct. Elements which contribute to the significance include:

Federation bungalow (c.1890-1915)

- A single weatherboard asymmetrical fronted house at 46 Gwelo Street.

Late Inter-war bungalows (c1938-1945)

- Single storey free-standing houses of considerable variety constructed in Dempster Street during the later Inter-war period in the early 1940s.
- Weatherboard walls, some with 'Conite' facades
- Medium pitched hipped roofs of concrete tile, or corrugated iron.
- Tall face brick chimneys at the side.
- Front verandahs or porches have a variety of support columns -brick or rendered brick, round or fluted square, or barley sugar columns.

- Original timber framed windows with central fixed pane and double hung windows either side. Some with curved glazing bar to central pane and leadlight to upper sashes and top of central pane.
- Garden settings.
- Several original chain mesh and pipe rail fences with timber posts fences.
- Concrete drive strips.

Post-war Austere houses (c1940-1960)

- Single storey free-standing houses in Fontein~~, Sredna~~ and Gwelo Streets.
- Weatherboard walls with round edged boards.
- Medium pitched hipped roofs, generally of concrete or terracotta tiles with gabled roofs at 27 and 31 Fontein Street, and 30 and 44 Gwelo Street~~, and 3 and 24 Sredna Street~~.
- Small porches, with either a small roof, or cut out under the main roof to provide a sheltered entry.
- Timber framed windows with horizontal glazing bars to upper sashes.
- Tall face brick chimneys, some with simple decorative bands, generally on the side, but some examples (6, 8, 38 and 43 Fontein Street, and 7, 32 and 48 Gwelo Street~~, and 8, 9, 24 and 27 Sredna Street~~) having prominent broad chimneys on the front.
- Several original chain mesh and pipe rail fences (3 and 25 Gwelo Street, the latter having original sunburst pattern wrought iron gate~~, and 17 Sredna Street~~), as well as low stone fences at 13 and 44 Gwelo Street.
- Garden settings.
- Consistent front and side setbacks, with side drives, and concrete crossovers, some original concrete drive strips.
- While the majority of the houses in the precinct are weatherboard, there are some face brick houses at 12 Fontein Street, and 19 and 24 Gwelo Street, ~~and 5 and 7 Sredna Street~~ which are also contributory.

Post-war shopfronts (1947)

- The single storey, masonry group of five shopfronts, with stepped parapets and cantilever verandahs.
- The central parapet with the words in “1947 Hansen for Houses” in bas-relief.

How is it significant?

The Tottenham Post-war Industrial Area ~~Housing~~ Residential Precinct is of local historical, architectural (representative) and associative significance to the City of Maribyrnong.

Why is it significant?

The Tottenham Post-war Industrial Area ~~Housing~~ Residential Precinct illustrates the relocation of industrial sites away from the Maribyrnong River, with a number of large factories and wool stores relocating to the West Footscray area around the Second World War. The precinct illustrates how the Post-war housing boom and influx of migrants, together with the availability of cheap land in the area, and proximity to employment, resulted in this residential development. The area retains its setting, surrounded by large industrial complexes and in close proximity to Tottenham Railway

Station. The Post- war housing of the precinct reflects the restrictions imposed by shortages of materials, and the general austerity of the post-war era. The group of shopfronts in Sunshine Road also illustrates the planning and development of urban settlements in West Footscray, where rows of shops were often built by housing estate developers. (Criterion A)

The Tottenham Post-war Industrial Area ~~Housing~~ Residential Precinct is representative of the modest housing which proliferated in the austerity period during and immediately following the Second World War, in the industrial western suburbs of Melbourne. The houses are generally simple, economic, unpretentious yet well-proportioned, designed within the restrictions imposed by Post-war shortages and housing size limits. The houses are generally in good condition, and show relatively minor changes, retaining the essential characteristics of the housing of this period. (Criterion D)

The Tottenham Post-war Industrial Area ~~Housing~~ Residential Precinct has a special association with the well-known builder, and local councillor Anders M Hansen, who built many of the houses in the precinct. The street named “Sredna”- Anders spelt backwards, is similar to the use of Nesnah- (Hansen backwards) in the earlier Hansen Inter-war Residential precinct. The group of five Post-war shopfronts in Sunshine Road, with the bas-relief inscription “1947 Hansen for Houses” on the central shop, provides tangible evidence of his close association with the development of the precinct. (Criterion H)

Table of significance

Number	***Street***	***Suburb***	***Significance***
1	Fontein St	West Footscray	Contributory
2	Fontein St	West Footscray	Contributory
3	Fontein St	West Footscray	Contributory
4	Fontein St	West Footscray	Contributory
5	Fontein St	West Footscray	Contributory
6	Fontein St	West Footscray	Contributory
7	Fontein St	West Footscray	Contributory
8	Fontein St	West Footscray	Contributory
9	Fontein St	West Footscray	Contributory
10a	Fontein St	West Footscray	Non-contributory
10b	Fontein St	West Footscray	Non-contributory
11	Fontein St	West Footscray	Contributory
12	Fontein St	West Footscray	Contributory
13	Fontein St	West Footscray	Contributory
14	Fontein St	West Footscray	Contributory
15	Fontein St	West Footscray	Contributory
16	Fontein St	West Footscray	Contributory
17	Fontein St	West Footscray	Contributory
18	Fontein St	West Footscray	Contributory
19	Fontein St	West Footscray	Contributory
20	Fontein St	West Footscray	Contributory
21	Fontein St	West Footscray	Contributory
22	Fontein St	West Footscray	Non-contributory
23	Fontein St	West Footscray	Non-contributory
25	Fontein St	West Footscray	Contributory
26	Fontein St	West Footscray	Contributory

Number	*Street*	*Suburb*	*Significance*
27	Fontein St	West Footscray	Contributory
28	Fontein St	West Footscray	Contributory
29	Fontein St	West Footscray	Contributory
1/30	Fontein St	West Footscray	Contributory
2/30	Fontein St	West Footscray	Non-contributory
31	Fontein St	West Footscray	Contributory
32	Fontein St	West Footscray	Contributory
33	Fontein St	West Footscray	Contributory
34	Fontein St	West Footscray	Contributory
35	Fontein St	West Footscray	Contributory
36	Fontein St	West Footscray	Contributory
37	Fontein St	West Footscray	Contributory
38	Fontein St	West Footscray	Contributory
39	Fontein St	West Footscray	Contributory
40	Fontein St	West Footscray	Contributory
41	Fontein St	West Footscray	Contributory
42-46	Fontein St	West Footscray	Contributory Reserve
43	Fontein St	West Footscray	Contributory
45	Fontein St	West Footscray	Contributory
47	Fontein St	West Footscray	Contributory
49	Fontein St	West Footscray	Contributory
51	Fontein St	West Footscray	Contributory
53	Fontein St	West Footscray	Contributory
55	Fontein St	West Footscray	Contributory
57	Fontein St	West Footscray	Contributory
59	Fontein St	West Footscray	Non-contributory
1	Gwelo St	West Footscray	Contributory
2	Gwelo St	West Footscray	Contributory
3	Gwelo St	West Footscray	Contributory
4	Gwelo St	West Footscray	Contributory
5	Gwelo St	West Footscray	Contributory
6	Gwelo St	West Footscray	Contributory
7	Gwelo St	West Footscray	Contributory
8	Gwelo St	West Footscray	Non-contributory
9	Gwelo St	West Footscray	Non-contributory
10	Gwelo St	West Footscray	Contributory
11	Gwelo St	West Footscray	Contributory
12	Gwelo St	West Footscray	Contributory
12a	Gwelo St	West Footscray	Non-contributory
13	Gwelo St	West Footscray	Contributory
14	Gwelo St	West Footscray	Contributory
15	Gwelo St	West Footscray	Contributory
16	Gwelo St	West Footscray	Contributory
17	Gwelo St	West Footscray	Contributory
18	Gwelo St	West Footscray	Non-contributory
19	Gwelo St	West Footscray	Contributory
20	Gwelo St	West Footscray	Contributory
21	Gwelo St	West Footscray	Contributory
22	Gwelo St	West Footscray	Contributory
23	Gwelo St	West Footscray	Contributory
24	Gwelo St	West Footscray	Contributory
25	Gwelo St	West Footscray	Contributory
26	Gwelo St	West Footscray	Contributory
27	Gwelo St	West Footscray	Contributory
28	Gwelo St	West Footscray	Contributory

Number	*Street*	*Suburb*	*Significance*
29	Gwelo St	West Footscray	Contributory
30	Gwelo St	West Footscray	Contributory
31	Gwelo St	West Footscray	Contributory
32	Gwelo St	West Footscray	Contributory
33	Gwelo St	West Footscray	Contributory
34	Gwelo St	West Footscray	Contributory
35	Gwelo St	West Footscray	Contributory
36	Gwelo St	West Footscray	Contributory
37	Gwelo St	West Footscray	Contributory
38	Gwelo St	West Footscray	Contributory
39	Gwelo St	West Footscray	Contributory
40	Gwelo St	West Footscray	Contributory
41	Gwelo St	West Footscray	Contributory
42	Gwelo St	West Footscray	Contributory
43	Gwelo St	West Footscray	Contributory
44	Gwelo St	West Footscray	Contributory
45	Gwelo St	West Footscray	Contributory
46	Gwelo St	West Footscray	Contributory
47	Gwelo St	West Footscray	Contributory
48	Gwelo St	West Footscray	Contributory
49	Gwelo St	West Footscray	Contributory
50	Gwelo St	West Footscray	Contributory
51	Gwelo St	West Footscray	Contributory
52	Gwelo St	West Footscray	Contributory
53	Gwelo St	West Footscray	Contributory
54	Gwelo St	West Footscray	Contributory
55	Gwelo St	West Footscray	Contributory
56	Gwelo St	West Footscray	Contributory
57	Gwelo St	West Footscray	Contributory
58	Gwelo St	West Footscray	Contributory
59	Gwelo St	West Footscray	Non-contributory
~~65~~	~~Gwelo St~~	~~West Footscray~~	~~Non-contributory~~
1	Dempster St	West Footscray	Contributory
3	Dempster St	West Footscray	Non-contributory
5	Dempster St	West Footscray	Contributory
7	Dempster St	West Footscray	Contributory
9	Dempster St	West Footscray	Contributory
11	Dempster St	West Footscray	Contributory
13	Dempster St	West Footscray	Non-Contributory
15	Dempster St	West Footscray	Contributory
17	Dempster St	West Footscray	Contributory
19	Dempster St	West Footscray	Contributory
21	Dempster St	West Footscray	Contributory
23	Dempster St	West Footscray	Contributory
25	Dempster St	West Footscray	Contributory
27	Dempster St	West Footscray	Non-Contributory
29	Dempster St	West Footscray	Contributory
31	Dempster St	West Footscray	Contributory
33	Dempster St	West Footscray	Contributory
35	Dempster St	West Footscray	Contributory
37	Dempster St	West Footscray	Contributory
39	Dempster St	West Footscray	Contributory Reserve
~~1~~	~~Srednа St~~	~~West Footscray~~	~~Non-contributory~~
~~2~~	~~Srednа St~~	~~West Footscray~~	~~Contributory~~
~~3~~	~~Srednа St~~	~~West Footscray~~	~~Contributory~~

Number	Street	Suburb	Significance
~~1/4~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~2/4~~	~~Sredna St~~	~~West Footscray~~	~~Non-contributory~~
~~5~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~6~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~7~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~8~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~9~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~10~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~11~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~12~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~13~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~14~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~15~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~16~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~17~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~18~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~1/19~~	~~Sredna St~~	~~West Footscray~~	~~Non-contributory~~
~~2/19~~	~~Sredna St~~	~~West Footscray~~	~~Non-contributory~~
~~3/19~~	~~Sredna St~~	~~West Footscray~~	~~Non-contributory~~
~~20~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~21~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~22~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~23~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~24~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~25~~	~~Sredna St~~	~~West Footscray~~	~~Non-contributory~~
~~26~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~27~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~28a~~	~~Sredna St~~	~~West Footscray~~	~~Non-contributory~~
~~28b~~	~~Sredna St~~	~~West Footscray~~	~~Non-contributory~~
~~29~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~30~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~31~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~32~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~33~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~34~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~35~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~36a~~	~~Sredna St~~	~~West Footscray~~	~~Non-contributory~~
~~36b~~	~~Sredna St~~	~~West Footscray~~	~~Non-contributory~~
~~1/37~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~2/37~~	~~Sredna St~~	~~West Footscray~~	~~Non-contributory~~
~~38~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~39~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
~~40~~	~~Sredna St~~	~~West Footscray~~	~~Contributory~~
169	Sunshine Rd	West Footscray	Contributory
171	Sunshine Rd	West Footscray	Contributory
173	Sunshine Rd	West Footscray	Contributory
175	Sunshine Rd	West Footscray	Contributory
177	Sunshine Rd	West Footscray	Contributory
3a	Aliwal St	West Footscray	Non-contributory
3b	Aliwal St	West Footscray	Non-contributory
5	Aliwal St	West Footscray	Non-contributory
7a	Aliwal St	West Footscray	Non-contributory
7b	Aliwal St	West Footscray	Non-contributory
4	Bizana St	West Footscray	Non-contributory
5	Bizana St	West Footscray	Non-contributory

Number	***Street***	***Suburb***	***Significance***
6	Bizana St	West Footscray	Non-contributory
7	Bizana St	West Footscray	Non-contributory
10	Bizana St	West Footscray	Non-contributory
67	Cala St	West Footscray	Non-contributory
71	Cala St	West Footscray	Non-contributory
73	Cala St	West Footscray	Non-contributory

Primary source

Tottenham Post-war Industrial Area Housing Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct Study,* Heritage Alliance, March 2021

West Footscray Inter-war and Post-war Residential Precinct Statement of Significance (~~February 2022~~April 2023)

Heritage Place:	West Footscray Inter-war and Post-war Residential Precinct	**PS ref no:**	HO218

Update this map to:
- Insert street numbers for affected properties
- Remove 23 First Street from precinct
- Show the following properties as non-contributory:
  - 5 & 18 Neil Street
  - 4 Rondell Avenue
  - Part of 6 Rondell Ave (rear south-west section)

What is significant?

The West Footscray Inter-war and Post-war Residential Precinct, contains a well-preserved and diverse collection of houses, blocks of flats and units, which demonstrate the progressive development of the area through the inter-war and post-war years, and the change from weatherboard to brick veneer and multi-unit developments, as the new standard for suburban homes. The following elements contribute to the significance of the precinct:

Inter-war bungalows (c.1915-1940):

- Inter-war period subdivision pattern and consistent front and side setbacks.
- Large gable roof, facing or parallel to street, or hipped roof with projecting gable. Roof clad with corrugated iron, terracotta tiles or metal simulated terracotta tile sheeting with wide eaves with exposed rafters. Ornament in gables, such as shingling, half-timbering, brackets, ventilators, batten and weatherboard finishes, roughcast render (or pressed metal simulated render).
- Simple, square red brick chimneys (often 2), some edged or with capping.
- V-notch decoration to front weatherboard walls.
- Deep verandahs with timber floors, face brick or rendered piers, cast concrete columns or timber posts supporting verandahs, with low faced brick or rendered wall.
- Glazed double doors to front verandahs; or timber panel front doors with light features and sidelights.
- Windows with facetted bays and bows, some with a flat roof and exposed rafters. Some with leadlighting and awnings with fretted brackets.
- Timber box-framed, casement windows or three-light windows with fixed centre pane and side sashes.

- Low front fences constructed of brick, rendered brick, woven wire, steel mesh or battens/pickets with matching gates, some examples made of wrought iron.
- Front garden settings and paths curving across lawns to verandahs. Driveways with dual concrete wheel treads and lawn centre strips.
- Later inter-war Californian Bungalows feature hipped roofs (sometimes pyramidal) and tend to incorporate Tudor, Spanish and Classical revival styles, painted stucco, clinker brick detailing, sash windows and smaller verandahs

Post-war Austere houses (c.1940-c.1950):

- Consistent front and side set-backs.
- Double or triple-fronted variations of asymmetrical “L”-shaped plan.
- Small porch, often under a flat hood or sloping roof of house, sometimes with side-facing front door. Wrought iron porch grille post(s) or face brick piers.
- Hipped, medium-pitched roof, sometimes pyramidal in form. Glazed terracotta tile roofing.
- Prominent clinker, red or cream brick chimney.
- Undecorated weatherboard walls and economy of stylistic detail.
- Clinker, red or cream brick walls (less common than weatherboard). Tapestry or cream brick detailing.
- Timber-framed sash windows with larger window in projecting front room; timber-framed corner windows.
- Timber-framed front door with glazing.
- Low brick or steel mesh front fences; wrought iron or steel mesh gates.
- Garages with double timber, hinged doors and pediment top. Dual concrete wheel treads with lawn centre strips.

Post-war brick veneer houses (c.1940-c.1965):

- Consistent front and side set-backs.
- Hipped, medium-pitched glazed terracotta roofs. Double, triple and quadruple-fronted variations of asymmetrical L-shaped plan.
- Verandahs along the house front, sometimes with timber pergola; or porch with curved flat hood; both types with concrete floor and steps, and occasionally tiled.
- Cream brickwork, or (later) salmon coloured (wire-cut) brickwork. Contrasting manganese brick string courses, window sills, and detailing variously around windows, chimneys, fence tops.
- Prominent chimneys, some with curved ‘waterfall’ tops.
- Large steel-framed, street-facing casement windows, including some as corner windows.
- Decorative wrought ironwork used for fence trims, gates, front veranda/porch railing and supports, and for details such as house numbers or names.
- Low brick front fence in matching brick colour with castellated top or manganese coping and slightly raised piers.
- Concrete driveways, or drives with concrete treads and lawn centre strips. Matching brick single-car garage sometimes attached to side of house.

Post-war and Mid-century Modernist houses (c.1955-c.1975):

- Flat or low pitch skillion roofs, and gabled roof forms; metal or terra cotta roof cladding, concealed roof gutters and wide eaves.
- Planar and geometric forms. Horizontal or low-line emphasis.
- Interest in spatial arrangement.
- Grey or cream brick, sometimes in combination with timber. Textured concrete.
- Minimal applied decoration.
- Aluminium-framed sliding windows or timber awning windows.
- Carports and garages integrated with the house design.
- Fenceless gardens.
- Naturalistic brick paving and rock gardens: interest in the environment.

Post-war Migrant houses (c.1955-c.1975):

- Hipped, medium-pitched glazed terracotta roofs. Double, triple and quadruple-fronted variations of asymmetrical L-shaped plan.
- Brick fabric with terracotta roof tiles.
- Terrace or veranda, featuring paving/tiles.
- Large aluminium-framed windows.
- Classical references.
- Conspicuous use of concrete and/or terrazzo.
- Prominent front fence.

Post-war Flats (c.1960-c.1970):

- Two-storey construction in long, rectangular corridor plan situated to one side of allotment to allow for carparking spaces and driveway.
- Cream brick, or wire-cut salmon coloured or brown brick walls; manganese brick detail.
- Contrasting panels on front elevation or at entrance applied in render, concrete, or brown brick.
- Steel casement windows, or aluminium frame sliding windows.
- Flat metal or tiled hipped roof.
- External cantilevered stairs and balcony with wrought ironwork, or internal stairs with stair-hall.
- Besser concrete brick screens.
- Amber coloured decorative glazing.
- Low, brick front fence.
- Concrete paving for resident's cars, and minimal garden.

How is it significant?

The West Footscray Inter-war and Post-war Residential Precinct is of local historical, architectural (representative) and aesthetic significance to the City of Maribyrnong.

Why is it significant?

The West Footscray Inter-war and Post-war Residential Precinct is of historical significance as a tangible illustration of the history of suburban growth in West Footscray through the inter-war and post-war periods. The single storey weatherboard and brick veneer houses in garden settings represent the increasingly achievable goal of home-ownership during these periods to average working Australians and newly arrived migrants. The small number of blocks of flats illustrate the

reality of post-war housing shortages in West Footscray and the emergence in Melbourne's suburbs of a new type of urban home and way of living. (Criterion A)

The West Footscray Inter-war and Post-war Residential Precinct is of architectural (representative) significance for its free-standing, single storey housing, which is highly representative of the inter-war and post-war periods with variations of bungalow forms expressed in popular Californian, Austere and Brick Veneer styles. The houses create homogenous streetscapes with consistent garden setbacks and side-drives. The precinct's conventional brick veneer houses, most notably those in Rondell Avenue and Berthandra Court, are quintessential examples of a ubiquitous built form that is now celebrated as a symbol of suburbia. (Criterion D)

The West Footscray Inter-war and Post-war Residential Precinct's examples of Post-war Brick Flats demonstrate the principal characteristics of the easily recognised two-storey walk-up blocks which proliferated as a new built form throughout Melbourne's suburbs during the 1960s and 1970s. (Criterion D)

The West Footscray Inter-war and Post-war Residential Precinct's small number of project houses are representative examples of the good quality, affordable homes constructed by a growing number of building companies and architecturally aware owners seeking alternative designs to the standard 1960s brick veneer. (Criterion D)

The West Footscray Inter-war and Post-war Residential Precinct's scattering of double and triple-fronted brick veneer houses built or modified by post-war migrants are representative of a visually definitive style which interprets the Australian vernacular. (Criterion D)

The West Footscray Inter-war and Post-war Residential Precinct is of aesthetic significance for the visual qualities of many of its houses relating to their form, scale, setting and unity and for the physical characteristics of design, technology and materials that identify their style and period of construction. (Criterion E)

Table of significance

Number	***Street***	***Suburb***	***Significance***
1	Berthandra Court	West Footscray	Contributory
2	Berthandra Court	West Footscray	Contributory
3	Berthandra Court	West Footscray	Contributory
4	Berthandra Court	West Footscray	Contributory
5	Berthandra Court	West Footscray	Contributory
6	Berthandra Court	West Footscray	Contributory
7	Berthandra Court	West Footscray	Contributory
8	Berthandra Court	West Footscray	Contributory
9	Berthandra Court	West Footscray	Contributory
10	Berthandra Court	West Footscray	Contributory
11	Berthandra Court	West Footscray	Contributory
12	Berthandra Court	West Footscray	Contributory
1	First Street	West Footscray	Non-Contributory
2A	First Street	West Footscray	Contributory
2	First Street	West Footscray	Contributory
3	First Street	West Footscray	Contributory
4	First Street	West Footscray	Contributory
5	First Street	West Footscray	Contributory
6	First Street	West Footscray	Contributory
7	First Street	West Footscray	Contributory
8	First Street	West Footscray	Contributory
9	First Street	West Footscray	Contributory

Number	*Street*	*Suburb*	*Significance*
10	First Street	West Footscray	Non-Contributory
11	First Street	West Footscray	Contributory
12	First Street	West Footscray	Contributory
13	First Street	West Footscray	Contributory
14	First Street	West Footscray	Contributory
15	First Street	West Footscray	Contributory
16	First Street	West Footscray	Contributory
17	First Street	West Footscray	Contributory
18	First Street	West Footscray	Contributory
19	First Street	West Footscray	Contributory
21	First Street	West Footscray	Contributory
~~23~~	~~First Street~~	~~West Footscray~~	~~Contributory~~
1	Hartley Avenue	West Footscray	Non-Contributory
2	Hartley Avenue	West Footscray	Contributory
3	Hartley Avenue	West Footscray	Contributory
4	Hartley Avenue	West Footscray	Contributory
5	Hartley Avenue	West Footscray	Contributory
6	Hartley Avenue	West Footscray	Contributory
7	Hartley Avenue	West Footscray	Contributory
8A	Hartley Avenue	West Footscray	Non-Contributory
8B	Hartley Avenue	West Footscray	Non-Contributory
9	Hartley Avenue	West Footscray	Contributory
10	Hartley Avenue	West Footscray	Contributory
11	Hartley Avenue	West Footscray	Contributory
12	Hartley Avenue	West Footscray	Contributory
13	Hartley Avenue	West Footscray	Contributory
14	Hartley Avenue	West Footscray	Contributory
15	Hartley Avenue	West Footscray	Contributory
16	Hartley Avenue	West Footscray	Contributory
17	Hartley Avenue	West Footscray	Contributory
18	Hartley Avenue	West Footscray	Contributory
1	Neil Street	West Footscray	Contributory
2	Neil Street	West Footscray	Contributory
3	Neil Street	West Footscray	Contributory
4	Neil Street	West Footscray	Contributory
5	Neil Street	West Footscray	Non-Contributory
6	Neil Street	West Footscray	Contributory
7	Neil Street	West Footscray	Contributory
8	Neil Street	West Footscray	Contributory
9	Neil Street	West Footscray	Contributory
10	Neil Street	West Footscray	Contributory
11	Neil Street	West Footscray	Contributory
12	Neil Street	West Footscray	Contributory
14	Neil Street	West Footscray	Contributory
15	Neil Street	West Footscray	Contributory
16	Neil Street	West Footscray	Contributory
17	Neil Street	West Footscray	Non-Contributory
18	Neil Street	West Footscray	Non-Contributory
19	Neil Street	West Footscray	Contributory
1	Rondell Avenue	West Footscray	Contributory
2	Rondell Avenue	West Footscray	Contributory
3	Rondell Avenue	West Footscray	Contributory
1/4	Rondell Avenue	West Footscray	Non-Contributory
2/4	Rondell Avenue	West Footscray	Non-Contributory
3/4	Rondell Avenue	West Footscray	Non-Contributory

Number	***Street***	***Suburb***	***Significance***
4/4	Rondell Avenue	West Footscray	Non-Contributory
5/4	Rondell Avenue	West Footscray	Non-Contributory
6/4	Rondell Avenue	West Footscray	Non-Contributory
5	Rondell Avenue	West Footscray	Contributory
6	Rondell Avenue	West Footscray	Contributory, except for rear south-west section
~~6A~~	~~Rondell Avenue~~	~~West Footscray~~	~~Contributory~~
7	Rondell Avenue	West Footscray	Contributory
8	Rondell Avenue	West Footscray	Contributory
9	Rondell Avenue	West Footscray	Contributory
10	Rondell Avenue	West Footscray	Contributory
11	Rondell Avenue	West Footscray	Contributory
1/12	Rondell Avenue	West Footscray	Non-Contributory
2/12	Rondell Avenue	West Footscray	Non-Contributory
3/12	Rondell Avenue	West Footscray	Non-Contributory
13	Rondell Avenue	West Footscray	Contributory
14	Rondell Avenue	West Footscray	Contributory
14A	Rondell Avenue	West Footscray	Contributory
15	Rondell Avenue	West Footscray	Contributory
17	Rondell Avenue	West Footscray	Contributory
19	Rondell Avenue	West Footscray	Contributory

Primary source

West Footscray Inter-war and Post-war Residential Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct Study*, Heritage Alliance, March 2021

Bottomley's Paddock Inter-war and Post-war Residential Precinct, Heritage Design Guidelines (~~February 2022~~April 2023)

Heritage Place:	Bottomley's Paddock Inter-war and Post-war Residential Precinct comprising: • Palmerston Street Inter-war and Post-war Residential Precinct • Tucker Street Inter-war Residential Precinct • Wallace Street Inter-war Residential Precinct • Molesworth Court Inter-war and Post-war Residential Precinct • Hope to View Streets Inter-war and Post-war Residential Precinct.	**PS ref no:**	HO211

Conservation

1. ~~Significant and c~~Contributory external fabric of the inter-war and post-war era including materials, form and settings, should be conserved and enhanced.
2. Contributory inter-war ~~places~~ houses should be conserved and enhanced as a physical expression of the Inter-war development of West Footscray and Maidstone.
3. Contributory post-war Austere houses should be conserved and enhanced as a physical expression of the post-war development of West Footscray and Maidstone.
4. Contributory post-war brick veneer houses should be conserved and enhanced as a physical expression of the later post-war development of West Footscray.
5. Contributory post-war Migrant houses should be conserved and enhanced as a physical expression of the later post-war development of West Footscray.

~~Houses built by the Housing Commission of Victoria should be conserved and enhanced.~~

~~Contributory building or significant elements of a building of the inter-war and post-war eras should be conserved and enhanced, where evidence exists to support its accuracy.~~

Demolition or removal

6. Contributory buildings or significant elements of contributory buildings of the inter-war and post- war eras should not be demolished or removed, unless it is in order to restore or repair original elements.
7. Alterations and additions should avoid demolition of ~~a heritage place and/or~~ contributory elements of a heritage place.

Building design and form

8. Retain and reinstate verandah and porch designs on contributory buildings from the ~~Inter~~inter-war era ~~with brick piers, concrete columns or masonry balustrades. There are some ornate examples with barley twist columns, patterned brickwork and arches~~.

9. Retain and reinstate verandah and porch designs from the ~~P~~post-war era ~~with wrought iron decoration to railings, porch supports, house numbers and names. Some porches have tiling, terrazzo and timber painted pergolas. Others are minimalist designs with flat or sloped roofs and a single post~~.

10. Retain and reinstate original roof materials (iron, terracotta and concrete tiles and metal simulated tile sheeting) and colours on contributory buildings. ~~Corrugated~~ Colorbond or sheeting is not an acceptable alternative to unpainted galvanised iron roofs.

11. Original ~~C~~chimneys on contributory buildings should be retained.

12. Retain and reinstate weatherboard wall cladding and colour schemes on contributory buildings from each era.

13. Retain brickwork with dichromatic patterning, tapestry brick detailing and contrasting manganese brickwork around windows, chimneys and fences on contributory buildings from the Post-war era.

14. Retain and reinstate original glass shopfronts, parapets and cantilever verandah designs of ~~the era,~~ of the two contributory shop-houses of the inter-war era.

15. Retain and reinstate window designs on contributory buildings from the inter-war and post-war era.

16. Second storey additions to contributory buildings should:

    a. be substantially set back from the front façade ~~beyond the~~and main roof ridge line ~~of the roof~~ in order to retain the identity of the original building and not dominate the building when viewed from the street; ~~and should~~

    b. not replicate the period design details of the dwelling~~.~~;

    c. maintain the significance and architectural expression of the original form of the dwelling and roof as viewed from the street;

    d. and respect the scale and design of the contributory building.

~~A second storey addition should be recessed to the rear of the dwelling and be sympathetic in scale and design to the original house.~~

~~New extensions or additions, particularly second storey additions, should not alter the original form, height and material of the roof.~~

17. Second storey additions to non-contributory buildings should be set back from the façade of the dwelling and respect the scale of any adjacent contributory building.

18. ~~Installation of r~~Residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing.

Garages and crossovers

19. For places that originally had a driveway, maintain crossovers as single width, concrete that matches footpaths and limited to one per allotment.

20. Concrete driveways should be located to the side of dwellings and provision for car parking should not ~~occur~~ be made at the front of dwellings.

21. Garages and ~~C~~carports ~~or garages~~ should ~~not~~be located ~~project beyond the front façade of~~to the rear of the dwelling, and if this is not achievable should be recessed from the front façade of the dwelling.

~~Garages should be located at the rear of the dwelling.~~

Gardens and streetscapes

22. Maintain the streetscape qualities of the area which includes regular allotment sizes and single dwellings in garden settings with consistent front and side setbacks.

23. Retain bluestone kerb and gutters in Tucker, Hope and View Streets.

Fences

24. Retain, ~~or~~ reinstate or construct low front boundary fence designs from the inter-war and post-war eras ~~in woven wire, chain mesh or galvanised pipe. There are some examples of low brick with manganese coping, timber paling and wrought iron gates~~.

Subdivision and additional dwellings

~~Maintain a low scale, tandem style allotment arrangement, where a new dwelling is proposed to the rear of an existing.~~

25. ~~Where an~~Any additional dwelling or multi-unit development on the site of a contributory building ~~land is considered it~~ should be located to the rear of the existing ~~house~~ dwelling with access via the existing side driveway. The new development should be low scale, visually recessive and not dominate the original house when viewed from the street.

26. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.

Primary source

Bottomley's Paddock Inter-war and Post-war Residential Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct Study*, Heritage Alliance, March 2021

Note: this Incorporated Document for HO212 is recommended to be deleted from the Amendment as a post-exhibition change.

Centennial and Duke Streets Inter-war and [illegible] Residential Precinct, Heritage Design Guidelines (February 2022)

Heritage Place:	Centennial and Duke Streets Inter-war and Post-war Residential Precinct	**PS ref no:**	HO212

Conservation

Significant and contributory external fabric of the inter-war and post-war era including materials, chimneys, fences, windows, verandahs, driveways and garden settings should be conserved and enhanced.

Contributory inter-war bungalows should be conserved and enhanced, as a physical expression of the Inter-war development of West Footscray.

Contributory post-war Austere houses should be conserved and enhanced, as a physical expression of the post-war development of West Footscray

Contributory post-war houses should be conserved and enhanced, as a physical expression of the later post-war development of West Footscray.

Gutters and kerbs of bluestone pitchers that represent that late Victorian streetscape should be conserved and enhanced.

Contributory building or significant elements of a building of the inter-war and post-war era should be conserved and enhanced, where evidence exists to support its accuracy.

Demolition or removal

Contributory buildings or significant elements of contributory buildings of the inter-war and post-war era should not be demolished or removed, unless it is in order to restore or repair original elements.

Alterations and additions should avoid demolition of a heritage place and/or contributory elements.

Building design and form

Retain and reinstate verandah and porch designs from the era such as masonry piers and balustrades, face brick piers and wrought iron decoration in railings, balustrades, columns and house numbers.

Retain and reinstate original roof materials (iron, concrete, terracotta) and colours. Corrugated sheeting is not an acceptable alternative to unpainted galvanised iron roofs.

Chimneys should be retained.

Retain and reinstate weatherboard wall cladding, v-notch boards and timber blockwork from the Inter-war era and original colour schemes.

Retain and reinstate weatherboard wall cladding, and face brick walls in salmon and cream with manganese detailing.

Retain and reinstate window designs from the era.

Second storey addition should be recessed to the rear of the dwelling and be sympathetic in scale and design to the original house.

New extensions or additions, particularly second storey additions, should not alter the original form, height and material of the roof.

Second storey additions should be set back beyond the main ridge line of the roof and should not replicate the period design details of the dwelling.

Installation of residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing.

Garages and crossovers

For places that originally had a driveway, maintain crossovers as single width, of the same material as the footpaths and limited to one per allotment.

Driveways should be located to the side of the dwelling and car parking spaces should not be located at the front of the dwelling.

Retain bluestone former Right of Way, laneways, gutters and kerbs (Centennial Street).

Carports or garages should not project beyond the front façade of the dwelling.

Garages should be located to the rear of the dwelling.

Off-street car parking should not be allowed where it did not originally exist (Centennial Street).

Gardens and streetscapes

Maintain the streetscape qualities of the area which includes regular allotment sizes and dwellings in garden settings with consistent front and side setbacks. Please note these are different in each street.

Fences

Retain or reinstate low front boundary fence designs from the era, with face brick and manganese tops, concrete driveways to side, wrought iron gates and garages set to the side and rear. (Duke Street)

Retain or reinstate low front boundary fence designs in steel wire mesh and pipe or woven wire on timber posts and gates from the era.

Subdivision

Maintain a low scale, tandem style allotment arrangement, where a new dwelling is proposed to the rear of an existing.

Where an additional dwelling or multi-unit development on the land is considered it should be located to the rear of the existing house with access via existing side driveway. The new development should be visually recessive and not dominate the original house when viewed from the street.

~~Primary source~~

~~Centennial and Duke Streets Inter-war and Post-war Residential Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct,* Heritage Alliance, March 2021~~

Hansen Inter-war Residential Precinct, Heritage Design Guidelines (~~February 2022~~April 2023)

Heritage Place:	Hansen Inter-war Residential Precinct	**PS ref no:**	HO213

Conservation

1. Contributory inter-war bungalows and the subdivision pattern should be conserved and enhanced ~~, and the subdivision pattern~~ as a physical expression of the Inter-war development of West Footscray.

~~1.~~2. Significant and contributory external fabric of the inter-war and post-war era including materials, roof cladding, chimneys, fences, windows, verandahs, porches, driveways, bluestone pitchers, garden settings and nature strips with plantings should be conserved and enhanced.

~~Contributory building or significant elements of a building of the inter-war bungalow should be conserved and enhanced, where evidence exists to support its accuracy.~~

~~Contributory building or significant elements of a building should be conserved and enhanced, where evidence exists to support its accuracy.~~

Demolition or removal

3. Contributory inter-war bungalow buildings or significant elements of contributory buildings visible from the street should not be demolished or removed, unless it is in order to restore or repair original elements.

4. Alterations and additions should avoid demolition of contributory elements of a heritage place ~~and/or contributory elements~~.

Building design and form

5. Retain and reinstate verandah and porch designs and decorative features ~~from the era~~on contributory inter-war dwellings. ~~Faux concrete 'conite' facades should be retained, masonry porch balustrades, columns, and tapestry brick detailing.~~

6. Retain and reinstate original roof materials (iron, terracotta, concrete tiles and metal simulated tile sheeting) and colours on contributory buildings. Colorbond or similar sheeting is not an acceptable alternative to unpainted galvanized iron roofs.

7. Original ~~C~~chimneys on contributory buildings should be retained.

8. Retain and reinstate original weatherboard wall cladding, v-notch boards, shingling and colour schemes on contributory buildings from ~~of~~ the inter-war era.

9. Retain and reinstate elaborate timber window designs with box-framed casements, double-hung sashes and facetted bays and bows, lead lighting and window hoods with fretted brackets on contributory buildings from the inter-war era.

10. ~~A s~~Second storey additions to contributory buildings should:

    a. ~~-~~be substantially set back from the front façade and main roof ridge line in order to

retain the identity of the original building and not dominate the building when viewed from the street; ~~recessed to the rear of the dwelling and be sympathetic in scale and design to the original house.~~

b. not replicate the period design details of the dwelling;

c. maintain the significance and architectural expression of the original form of the dwelling and roof as viewed from the street; and

d. respect the scale and design of the contributory building.

~~New extensions or additions, particularly second storey additions, should not alter the original form, height and material of the roof.~~

~~Second storey additions should be set back beyond the main ridge line of the roof and should not replicate the period design details of the dwelling.~~

11. Second storey additions to non-contributory buildings should be set back from the façade of the dwelling and respect the scale of any adjacent contributory building

12. ~~Installation of r~~Residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing.

Garages and crossovers

13. For places that originally had a driveway, maintain crossovers as single width, in concrete to match the footpaths and limited to one per allotment. Driveways should be located to the side of dwellings and car parking should not be located at the front of dwellings.

14. ~~Carports or g~~Garages and carports should ~~not project beyond the front façade of the dwelling. Garages should~~ be located to the rear of the dwelling, and if this is not achievable, should be recessed from the front façade of the dwelling.

Gardens and streetscapes

15. Maintain the streetscape qualities of the area which includes regular allotment sizes and single dwellings in garden settings with consistent front and side setbacks.

~~2.~~16. Retain bluestone kerb and gutters.

Fences

17. Retain, ~~or~~ reinstate or construct low front boundary fence designs from the inter-war era~~, primarily twisted wire with timber posts and side fences of timber palings~~. Some low brick fences and painted timber picket fences may be later additions but are acceptable where they exist already.

Subdivision and additional dwellings

~~Maintain a low scale, tandem style allotment arrangement, where a new dwelling is proposed to the rear of an existing.~~

18. ~~Where an~~ Any additional dwelling or multi-unit development on the site of a contributory building ~~land is considered it~~ should be located ~~made~~ to the rear of the dwelling ~~house~~ with access via existing side driveways. The new development should be low scale, visually recessive and not dominate the ~~original~~ contributory building~~house~~ when viewed from the street.

19. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.

Primary source

Hansen Inter-war Residential Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct Study*, Heritage Alliance, March 2021

Laughton's Post-war ~~Housing~~ Residential Precinct, Heritage Design Guidelines (~~February 2022~~April 2023)

Heritage Place:	Laughton's Post-war ~~Housing~~ Residential Precinct	**PS ref no:**	HO214

Conservation

1. Contributory post-war Migrant brick veneer houses should be conserved and enhanced, as a physical expression of the Post-war development of Footscray.

~~Contributory building or significant elements of a building of the post-war era should be conserved and enhanced, where evidence exists to support its accuracy.~~

2. Significant and contributory external fabric of the post-war era including materials, frontages, chimneys, fences, windows, porches, driveways and garages should be conserved and enhanced.

~~Contributory building or significant elements of a building should be conserved and enhanced, where evidence exists to support its accuracy.~~

Demolition or removal

3. Contributory buildings or significant elements of the contributory post-war Migrant brick veneer buildings visible from the street should not be demolished or removed, unless it is in order to restore or repair original elements.

4. Alterations and additions should avoid demolition of contributory elements of a heritage place ~~and/or contributory elements~~.

Building design and form

5. Retain and reinstate porch and terrace designs from the post-war era~~, including decorative wrought iron elements to railings, balustrades, columns and house numbers and painted timber pergolas. A few have terraces and porches with tiling or terrazzo~~.

6. Retain and reinstate glazed Marseilles pattern terracotta roof coverings and original colour patterns on contributory buildings.

7. Retain and reinstate face brick and dichromatic brick work in chimneys on contributory buildings.

8. Retain and reinstate face brick walls in orange, cream or brown and dichromatic patterning on contributory buildings.

9. Retain and reinstate steel window designs from the post-war era.

10. ~~A~~ Second storey additions to contributory buildings should:

    a. ~~-~~be ~~recessed~~ substantially set back from the front face and main roof ridge line in order to retain the identity of the original building and not dominate the building when viewed from the street;~~to the rear of the dwelling and be sympathetic in scale and design to the original house.~~

    b. not replicate the period design details of the dwelling;

c. maintain the significance and architectural expression of the original form of the dwelling and roof as viewed from the street; and

d. respect the scale and design of the contributory building.

~~New extensions or additions, particularly second storey additions, should not alter the original form, height and material of the roof.~~

~~Second storey additions be set back behind the main ridge line of the roof and should not replicate the period design details of the dwelling.~~

11. Second storey additions to non-contributory buildings should be set back from the façade of the dwelling and respect the scale of any adjacent contributory building.

12. ~~Installation of r~~Residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing.

Garages and crossovers

13. For places that originally had a driveway, maintain crossovers as single width concrete to match footpaths and limited to one per allotment.

14. Driveways should be located to the side of dwellings and provision for car parking should not ~~occur~~ be made to the front of a dwelling.

15. ~~Carports or g~~Garages and carports should ~~not project beyond the front façade of the dwelling. Garages should~~ be located to the rear of the dwelling, and if this is not achievable, should be recessed from the front façade of the dwelling.

Gardens and streetscapes

16. Maintain the streetscape qualities of the area which includes regular allotment sizes and single dwellings in garden settings with common front and side setbacks.

Fences

17. Retain, ~~or~~ reinstate or construct low front boundary fence designs and gates from the post-war era ~~in face brick with decorative capping or contrasting brickwork and wrought iron gates, concrete driveways to side and matching garages set to the side and rear~~.

Subdivision and additional dwellings

~~Maintain a low scale, tandem style allotment arrangement, where a new dwelling is proposed to the rear of an existing. This does not apply to 24-28 Commercial Road.~~

18. ~~Where an~~Any additional dwelling or multi-unit development on the site of a contributory building ~~land is considered it~~ should be ~~made~~ located to the rear of the ~~house~~ dwelling with access via existing side driveways. The new development should be low scale, visually recessive and not dominate the original ~~house~~ dwelling when viewed from the street. This does not apply to 24-28 Commercial Road.

19. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.

Primary source

Laughton's Post-war Housing Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct Study*, Heritage Alliance, March 2021

Naismith ~~and McCubbin~~ Street~~s~~ Inter-war ~~Housing~~ Residential Precinct, Heritage Design Guidelines (~~February 2022~~April 2023)

Heritage Place:	Naismith ~~and McCubbin~~ Street~~s~~ Inter-war ~~Housing~~ Residential Precinct	**PS ref no:**	HO215

Conservation

1. Contributory inter-war bungalows should be conserved and enhanced, as a physical expression of the ~~i~~nter-war development of Footscray.
2. Gutters and kerbs of bluestone pitchers that represent the~~at~~ late Victorian streetscape should be conserved and enhanced.

~~Contributory building or significant elements of a building of the inter-war and post-war era should be conserved and enhanced, where evidence exists to support its accuracy.~~

3. Significant and contributory external fabric of the inter-war era including materials, scale and form should be conserved and enhanced.

~~Contributory building or significant elements of a building should be conserved and enhanced, where evidence exists to support its accuracy.~~

Demolition or removal

4. Contributory buildings or significant elements of contributory buildings visible from the street of the inter-war era should not be demolished or removed, unless it is in order to restore or repair original elements.
5. Alterations and additions should avoid demolition of contributory elements of a heritage place ~~and/or contributory elements~~.

Building design and form

6. Retain and reinstate verandah and porch designs on contributory buildings from the ~~i~~nter-war era ~~with tapered and rendered verandah piers and solid balustrades, some in face brick with fluted or round columns and other decorative elements~~.
7. Retain and reinstate original roof material (iron or terracotta tile) and colours on contributory buildings. ~~Corrugated~~ Colorbond or similar sheeting is not an acceptable alternative to unpainted galvanised iron roofs.
8. Original ~~C~~chimneys on contributory buildings should be retained.
9. Retain and reinstate original face brick and weatherboard wall cladding, v-notch boards and colour schemes of the inter-war era.
10. Retain, restore and reinstate original timber window designs on contributory buildings from the inter-war era ~~including lead light glass in bays or bows, and multi-pane sashes~~.

11. ~~A s~~Second storey additions to contributory buildings should:

    a. be substantially set back ~~recessed to~~from the front façade and main ridge roof line in order to retain the identity of the original building and not dominate the building when viewed from the street; ~~rear of the dwelling and be sympathetic in scale and design to the original house.~~

    b. not replicate the period design details of the dwelling;

    c. maintain the significance and architectural expression of the original form of the dwelling and roof as viewed from the street; and

    d. respect the scale and design of the contributory building.

~~New extensions or additions, particularly second storey additions, should not alter the original form, height and material of the roo~~

~~Second storey additions should be set back beyond the main ridge line of the roof and should not replicate the period design details of the dwelling.~~

12. Second storey additions to non-contributory buildings should be set back from the façade of the dwelling and respect the scale of any adjacent contributory building.

13. ~~Installation of r~~Residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing.

Garages and crossovers

14. For places that originally had a driveway, maintain crossovers as single width, made of concrete to match the footpath and limited to one per allotment.

~~Concrete driveways should be to the side and garages set to the side and rear.~~

15. Concrete ~~D~~driveways should be located to the side of ~~the~~ dwellings and provision for car parking spaces should not be ~~located to~~made at the front of ~~a~~ dwellings.

16. ~~Carports and g~~Garages and carports should be ~~setback~~ located to the rear of the dwelling, and if this is not achievable, should be recessed~~behind~~ from the front façade of the dwelling.

Gardens and streetscapes

17. Maintain the streetscape qualities of the area which includes wide allotment sizes and single dwellings in garden settings with consistent front and side setbacks.

18. Retain bluestone gutters and kerbs.

Fences

19. Retain, ~~or~~ reinstate or construct low front boundary fence designs and gates for contributory places from the inter-war era~~, some in brick with soldier course top, some in chain mesh and pipe or timber.~~

Subdivision and additional dwellings

~~Maintain a low scale, tandem style allotment arrangement, where a new dwelling is proposed~~

~~to the rear of an existing.~~

20. ~~Where an~~Any additional dwelling or multi-unit development on the site of a contributory building ~~land is considered it~~ should be located~~ made to~~at the rear of the ~~house~~ dwelling with access via existing side driveways. The new development should be low scale, visually recessive and not dominate the ~~original house~~contributory building when viewed from the street.
21. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.

Primary source

Naismith and McCubbin Streets Inter-war Housing Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct Study*, Heritage Alliance, March 2021

Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct, Heritage Design Guidelines (~~February 2022~~April 2023)

Heritage Place:	Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct	**PS ref no:**	HO216

Conservation

1. Contributory inter-war bungalows, post-war houses and transitional style post-war bungalows should be conserved and enhanced, as a physical expression of the Inter-war and Post-war development of Footscray, West Footscray and Maidstone.

~~A contributory building or significant elements of a building of the inter-war and post-war era should be conserved and enhanced, where evidence exists to support its accuracy.~~

2. Significant and contributory external fabric of the inter-war and post-war era including materials, chimneys, fences, windows, verandahs, driveways and garden settings should be conserved and enhanced.

~~Contributory building or significant elements of a building should be conserved and enhanced, where evidence exists to support its accuracy.~~

Demolition or removal

3. Contributory buildings or significant elements of inter-war and post-war contributory buildings visible from the street should not be demolished or removed, unless it is in order to restore or repair original elements.

4. Alterations and additions should avoid demolition of ~~a heritage place and/or~~ contributory elements of a heritage place.

Building design and form

5. Retain and reinstate original ~~i~~nter-war verandah and porch designs ~~including masonry columns, some stepped or tapered on brick piers and balustrades, some with tapestry brick details~~on contributory inter-war buildings.

6. Retain minimal ~~P~~post-war porch designs with flat roofs on contributory post-war buildings.~~, including some rare examples enclosed with masonry walls~~.

7. Retain and reinstate original roof materials (iron, concrete, terracotta) and colours on contributory buildings. ~~Corrugated~~ Colorbond or similar sheeting is not an acceptable alternative to unpainted galvanised iron roofs.

8. Original ~~C~~chimneys on contributory buildings should be retained.

9. Retain, restore and reinstate face brick walls in light or mid-cream and weatherboard wall cladding and colour schemes of the contributory inter-war and post-war buildings~~era~~.

10. Retain and reinstate timber window designs on contributory buildings from the inter-war and post-war eras~~, including curved and corner windows~~.

11. ~~A s~~Second storey additions to contributory buildings should:

a. ~~-~~be ~~recessed~~ substantially set back from ~~to~~ the front façade and main roof ridge line in order to retain the identity ~~rear~~ of the ~~dwelling and be sympathetic in scale and design to the~~ original ~~house~~building and not dominate the building when viewed from the street;~~.~~

b. not replicate the period design details of the building;

c. maintain the significance and architectural expression of the original form of the building and rood as viewed from the street; and

d. respect the scale and design of the contributory building.

~~New extensions or additions, particularly second storey additions, should not alter the form, height and material of the roof.~~

~~Second storey additions should be set back behind the main ridge line of the roof and should not replicate the period design details of the dwelling.~~

12. Second storey additions to non-contributory buildings should be set back from the façade of the building and respect the scale of any adjacent contributory building.

13. ~~Installation of r~~Residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing.

Garages and crossovers

14. For places that originally had a driveway, maintain crossovers as single width, in concrete and limited to one per allotment.

15. Concrete driveways should be located to the side of dwellings and provision for car parking should not ~~occur~~ be made at the front of dwellings.

16. ~~Carports or g~~Garages and carports should ~~not project beyond the front façade of the dwelling. Garages should~~ be located to the rear of the dwelling, and if this is not achievable, should be recessed from the front façade of the dwelling.

Gardens and streetscapes

17. Maintain the streetscape qualities of the area which includes regular allotment sizes and single dwellings in garden settings with consistent front and side setbacks.

18. Retain the Norfolk Island hibiscus *Lagunaria Patersonia* at the corner of Dongola and Summerhill Road.

19. Retain Kelso Lane bluestone paving.

~~Retain the asphalt and gravel laneway behind 42-66 Summerhill Road.~~ [AL1]

20. Retain the bluestone kerb and gutters south of Eden Street and Summerhill Road intersection.

Fences

21. Retain, ~~or~~ reinstate or construct low front boundary fence designs and gates from the inter-war and post-war eras. ~~Inter-war fences and gates were mostly woven wire and timber, chain mesh and pipe, some wrought iron gates. Post-war fences were mostly low face brick with wrought iron gates.~~

Subdivision and additional dwellings

~~Maintain a low scale, tandem style allotment arrangement, where a new dwelling is proposed to the rear of an existing.~~

22. ~~Where an~~ Any additional dwelling or multi-unit development on the site of a contributory ~~building~~ building ~~land is considered it~~ should be ~~made to~~located at the rear of the ~~house~~ dwelling with access via existing side driveways. The new development should be low scale, visually recessive and not dominate the ~~original house~~contributory building when viewed from the street.
23. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.

Primary source

Summerhill Road Inter-war and Post-war Housing Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct Study*, Heritage Alliance, March 2021

Tottenham Post-war Industrial Area ~~Housing~~ Residential Precinct, Heritage Design Guidelines (~~February 2022~~April 2023)

Heritage Place:	Tottenham Post-war Industrial Area ~~Housing~~ Residential Precinct	**PS ref no:**	HO217

Conservation ~~of fabric~~

1. Contributory late inter-war bungalows should be conserved and enhanced, as a physical expression of the late Inter-war development of West Footscray.
2. The single weatherboard asymmetrical fronted federation bungalow at 46 Gwelo Street should be conserved and enhanced.
3. Contributory post-war Austere houses should be conserved and enhanced, as a physical expression of the post-war development of West Footscray.
4. Contributory post-war shopfronts and building elements should be conserved and enhanced, as a physical expression of post-war development in West Footscray.

~~Contributory building or significant elements of a building of the inter-war and post-war era should be conserved and enhanced, where evidence exists to support its accuracy.~~

5. Significant and contributory external fabric of the inter-war and post-war era buildings including materials, verandahs, windows, garden settings, driveways, chimneys and fences should be conserved and enhanced.

~~Contributory building or significant elements of a building should be conserved and enhanced, where evidence exists to support its accuracy.~~

Demolition or removal

6. Contributory buildings or significant elements of contributory inter-war and post-war buildings visible from the street should not be demolished or removed, unless it is in order to restore or repair original elements.
7. Alterations and additions should avoid demolition of contributory elements of a heritage place ~~and/or contributory elements~~.

Building design and form

8. Retain and reinstate verandah and porch designs on contributory buildings from each period ~~with masonry columns on solid balustrades, some with barley twist or tapered columns on brick piers. Some elaborate porches have enclosed 'conite' façades~~.
9. Retain and reinstate original roof materials (terracotta, concrete, iron) and colours on contributory buildings. ~~Corrugated~~Colorbond or similar sheeting is not an acceptable alternative to unpainted galvanised iron roofs.
10. Original ~~C~~chimneys on contributory buildings should be retained.
11. Retain and reinstate weatherboard wall cladding and colour schemes on contributory buildings from each era. ~~A~~The small number of contributory face brick houses in the precinct

should also be retained and should not be rendered or painted.

12. Retain and reinstate timber window designs on contributory buildings from the inter-war and post-war eras.

13. Retain and reinstate original glass shopfronts, masonry stepped parapets and cantilever verandah designs, of 169-177 Sunshine Road.

14. The '1947 Hansen for Houses' bas relief fascia sign should be retained on 173 Sunshine Road. If this is not achievable due road works associated with the Public Acquisition Overlay, the sign should be retained and relocated to a publicly visible space within the Tottenham Post-war industrial residential precinct, in a location to the satisfaction of the Responsible Authority.

15. ~~A s~~Second storey additions to contributory buildings should:

    a. ~~-~~be ~~recessed~~ substantially set back from~~to~~ the front façade and main roof ridge line in order to retain the identity ~~rear~~ of the ~~dwelling~~ original building and not dominate the building when viewed from the street.

    b. not replicate the period design details of the dwelling.

    c. maintain the significance and architectural expression of the original form of the dwelling and roof as viewed from the street.

    ~~—~~Respect the scale and design of the contributory building.

    d. ~~and be sympathetic in scale and design to the original house.~~

~~— New extensions or additions, particularly second storey additions, should not alter the original form, height and material of the roof.~~

16. Second storey additions to non-contributory buildings should be set back ~~beyond the main ridge line of the roof and should not replicate the period design details of the dwelling~~from the façade of the dwelling and respect the scale of any adjacent contributory building.

~~1.~~17. ~~Installation of r~~Residential rooftop solar energy facilities should not be located on the façade of roofs that are street facing.

Garages and crossovers

18. For places that originally had a driveway, maintain crossovers as single width, concrete that matches footpaths and limited to one per allotment.

19. Concrete driveways should be located to the side of dwellings and provision for car parking should not ~~occur~~ be made at the front of dwellings.

20. ~~Carports or garages should not project beyond the front façade of the dwelling.~~ Garages and carports should be located to the rear of the dwelling, and if this is not achievable, should be recessed from the front façade of the dwelling.

Gardens and streetscapes

21. Maintain the streetscape qualities of the area which includes regular allotment sizes and single dwellings in garden settings with consistent front and side setbacks.

22. Retain and reinstate rear laneways.

Fences

23. Retain, ~~or~~ reinstate or construct low front boundary fence designs from the inter-war and post-war eras ~~in chainmesh and pipe rail or timber rail fences with timber posts. A few have low brick or stone fences, and wrought iron gates~~.

Subdivision and additional dwellings

~~Maintain a low scale, tandem style allotment arrangement, where a new dwelling is proposed to the rear of an existing.~~

24. ~~Where an~~ Any additional dwelling or multi-unit development on the ~~land~~ site of contributory building should be located at the rear of the dwelling ~~is considered it should be made to the rear of the house~~ with access via existing side driveways. The new development should be low scale, visually recessive and not dominate the ~~original~~ contributory building~~house~~ when viewed from the street.

25. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.

Primary source

Tottenham Post-war Industrial Area Housing Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct Study*, Heritage Alliance, March 2021

West Footscray Inter-war and Post-war Residential Precinct, Heritage Design Guidelines (~~February 2022~~April 2023)

Heritage Place:	West Footscray Inter-war and Post-war Residential Precinct	**PS ref no:**	HO218

Conservation

1. Contributory inter-war bungalows should be conserved and enhanced, as a physical expression of the Inter-war development of West Footscray.
2. Contributory post-war Austere houses should be conserved and enhanced, as a physical expression of the post-war development of West Footscray
3. Contributory post-war brick houses should be conserved and enhanced, as a physical expression of the later post-war development of West Footscray
4. Contributory post-war and mid-century modernist houses should be conserved and enhanced, as a physical expression of the later post-war development of West Footscray
5. Contributory post-war Migrant houses should be conserved and enhanced, as a physical expression of the later post-war development of West Footscray
6. Contributory post-war flats should be conserved and enhanced, as a physical expression of the later post-war development of West Footscray.

~~7. Contributory building or significant elements of a building of the inter-war and post-war eras should be conserved and enhanced, where evidence exists to support its accuracy~~

~~8.~~7. Significant and contributory external fabric of the inter-war and post-war eras including materials, scale, form and settings should be conserved and enhanced.

~~9.~~8. ~~Contributory building or significant elements of a building should be conserved and enhanced, where evidence exists to support its accuracy.~~ Maintain the arrangement of two storey walk up flats with concrete driveway and informal parking arrangements to side and rear.

~~10.~~9. Maintain the arrangement of single storey strata units in Rondell Avenue.

Demolition or removal

~~11.~~10. ~~c~~Contributory buildings or significant elements of contributory buildings visible from the street ~~which includes inter-war bungalows, post-war Austere houses, post-war brick veneer houses, post-war and mid-century modernist houses, post-war Migrant houses and post-war flats styles~~ should not be demolished or removed, unless it is in order to restore or repair original elements.

~~12.~~11. Alterations and additions should avoid demolition of contributory elements of a heritage place ~~and/or contributory elements~~.

Building design and form

~~13.~~12. Retain and reinstate verandah and porch designs on contributory buildings from the ~~i~~Inter-war era~~period with face brick or rendered piers, masonry columns and solid~~

~~balustrades~~.

~~14.~~13. Retain and reinstate verandah and porch designs on contributory buildings from the Post-war era~~period with face brick piers, wrought iron columns, a flat roof or timber pergola to porch. Details include tiling, concrete or terrazzo to terrace and porch areas with wrought iron decoration in railings, gates, columns, house numbers and names~~.

~~15.~~14. Retain and reinstate open cantilevered stairs, open balconies and entranceways with wrought iron railings and balustrades of Post-war flats.

~~16.~~15. Retain and reinstate original roof materials (terracotta, iron or metal simulated tile sheeting) and colours on contributory buildings. ~~Corrugated~~ Colorbond or similar sheeting is not an acceptable alternative to unpainted galvanised iron roofs.

~~17.~~16. Original ~~C~~chimneys on contributory buildings should be retained.

~~18.~~17. Retain and reinstate weatherboard wall cladding, v-notch boards, shingling and render from the ~~i~~inter-war era and original colour schemes.

~~19.~~18. Retain and reinstate different coloured unpainted face brick walls and the use of decorative blockwork or panels, on walk up flats.

~~20.~~19. Retain, restore and reinstate face brick walls in red, cream, salmon or grey, some with dichromatic brickwork and manganese decorative details from the ~~P~~post-war era.

~~21.~~20. Retain, restore and reinstate window designs on contributory buildings from the inter-war and post-war eras.

21. Second storey additions to contributory buildings should:

a. Be substantially set back from ~~recessed to~~ the front façade and main roof ridge line in order to retain the identity of ~~rear of~~ the original building and not dominate the building when viewed from the street ~~be sympathetic in scale and design to the original house.~~;

b. not replicate the period design details of the dwelling;

c. maintain the significance and architectural expression of the original form of the dwelling and roof as viewed from the street; and

~~a.~~d. respect the scale and design of the contributory building.

~~22. New extensions or additions, particularly second storey additions, should not alter the original form, height and material of the original roof of single storey dwellings.~~

~~23. Second storey additions should be set back behind the main ridge line of the roof and should not replicate the period design details of the dwelling.~~

22. Second storey additions to non-contributory buildings should be set back from the façade of the dwelling and respect the scale of any adjacent contributory building.

~~24.~~23. ~~Installation of r~~Residential rooftop solar energy facilities should not be located on the façade or roofs that are street facing.

Garages and crossovers

~~25. Retain or reinstate concrete driveways of free standing houses to side and garages set to the side and rear.~~

~~26.~~24. For single storey places that originally had a driveway, maintain crossovers as single width, concrete that matches footpaths and limited to one per allotment.

~~27.~~25. Driveways should be located to the side of dwellings and provision for car parking should not ~~occur~~ be made at the front of dwellings.

~~28.~~26. ~~Carports or g~~Garages and carports should not project beyond the front façade of the dwelling. Garages should be located to the rear of the dwelling, and if this is not achievable, should be recessed from the front façade of the dwelling.

Gardens and streetscapes

~~29.~~27. Retain or reinstate the un-fenced, informal front garden design of 6, 8, 10 and 11 Berthandra Court.

~~30.~~28. Maintain the streetscape qualities of the area which includes regular allotment sizes, in garden settings with consistent front and side setbacks.

Fences

~~31.~~29. Retain, ~~or~~ reinstate or construct low front boundary fence designs ~~in brick some with manganese tops or piers, woven wire, steel mesh and timber pickets. Some places have matching gates or ornate gates of wrought iron~~ from the inter-war and post-war eras.

Subdivision and additional dwellings

~~32. Maintain a low scale, tandem style allotment arrangement, where a new dwelling is proposed to the rear of an existing.~~

30. ~~Where an~~Any additional dwelling or multi-unit development on the site of a contributory building ~~land is considered it~~ should be ~~made~~ located to the rear of the existing ~~house~~ dwelling with access via existing side driveways. The new development should be low scale, visually recessive and not dominate the ~~original house~~contributory building when viewed from the street.

~~33.~~31. New dwellings should reflect the low scale, simple plan forms, pitched roof styles, siting and materials of the adjoining contributory buildings.

Primary source

West Footscray Inter-war and Post-war Residential Precinct Citation, *West Footscray Inter-war and Post-war Heritage Precinct Study*, Heritage Alliance, March 2021

Agenda Item 9.2 - Attachment 5

PERMIT EXEMPTIONS IN HERITAGE PRECINCTS INCORPORATED PLAN

UNDER THE PROVISIONS OF CLAUSE 43.01
HERITAGE OVERLAY OF THE MARIBYRNONG PLANNING SCHEME

~~Prepared for~~
~~**City of Maribyrnong**~~

~~Revisions By~~
~~**Maribyrnong City Council in consultation with Lovell Chen**~~

~~July 2021~~April 2023

Agenda Item 9.2 - Attachment 5

LOVELL CHEN

ARCHITECTS & HERITAGE CONSULTANTS

LEVEL 5, 176 WELLINGTON PARADE
EAST MELBOURNE 3002
AUSTRALIA
TEL +61 (0)3 9667 0800
FAX +61 (0)3 9416 1818
enquiry@lovellchen.com.au
www.lovellchen.com.au

~~Please note the July 2021 revisions were prepared by Maribyrnong City Council in consultation with Lovell Chen~~

Version Control

Date	Version	Author	Description
May 2018	1	Lovell Chen	Endorsed by Council on 27 June 2017 as part of proposed Amendment C147.
October 2018	2	Lovell Chen	Updated during Amendment C147 process. Adopted by Council on 19 February 2019.
July 2021	3	Maribyrnong City Council	Updated to include new precincts proposed under Amendment C172 (West Footscray Inter-war and Post-war Heritage Precinct Study). Prepared in consultation with Lovell Chen.
April 2023	4	Maribyrnong City Council	Updated in response to recommendations of Amendment C172 Planning Panel.

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1.0 Introduction

This Permit Exemptions in Heritage Precincts Incorporated Plan establishes planning permit exemptions, under the provisions of *Clause 43.01 Heritage Overlay*, for properties in specific heritage precincts included in the City of Maribyrnong Schedule to the Heritage Overlay. The subject heritage precincts are identified at Table 1.

In accordance with *Clause 43.01-3*, no permit is required for permit exempt works identified in this Incorporated Plan.

People using this document should contact Council to confirm that there are no planning permit requirements triggered under other parts of the Heritage Overlay provisions or Planning Scheme. A building permit may also be required.

1.1 Places to which the permit exemptions do not apply

This Incorporated Plan does not apply to places:

- Included in the Victorian Heritage Register, which is a statutory register of places of cultural heritage significance to the State of Victoria, subject to the *Victorian Heritage Act* 1995.
- Identified as 'individually significant' places, properties or buildings in Maribyrnong's Heritage Overlay precincts as expressed in the ~~Local~~ Planning Policy Framework. These places are more significant than contributory places in precincts, and have their own statements of significance.
- Included in Maribyrnong's Schedule to the Heritage Overlay as individual places, or located in Heritage Overlay precincts which are not identified in Table 1 to this Incorporated Plan.

The places identified as 'individually significant' in precincts, and those included in the Schedule to the Heritage Overlay as individual places, are listed in the 'Attachment' to this Incorporated Plan.

1.2 Explanatory notes

The Incorporated Plan permit exemptions provide for generally minor works, with some exceptions, which do not impact on the heritage significance of the subject building or property, or the heritage precinct. To assist with understanding the exemptions, and how and when they are relevant and can be applied, 'Explanatory notes' are included below. Definitions of terms used in this Incorporated Plan are also included at Section 3.0.

1.3 What is a permit exemption?

A permit exemption allows for specific works to be undertaken without requiring a permit from Maribyrnong Council under the provisions of the Heritage Overlay.

This plan does not provide exemptions for permits under other provisions of the Maribyrnong Planning Scheme, such as zone provisions, other overlays or particular provisions. In some instances, a building permit may be required.

1.4 Heritage Overlay precincts and applicable exemptions

The following table identifies the Heritage Overlay precincts which are the subject of this Incorporated Plan.

Table 1: Subject heritage precincts

HO number	Precinct name
HO1	Angliss Housing Estate heritage area Yarraville
HO2	Ballarat Road Residential heritage area Footscray
HO3	Footscray Commercial heritage area Footscray

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HO number	Precinct name
HO4	Footscray Residential heritage area Footscray
HO5	Munitions worker's housing heritage area Braybrook
HO7	Old Footscray Township residential heritage area Footscray
HO8	Queensville Estate heritage area Kingsville
HO9	Seddon residential and commercial heritage area Seddon, Yarraville
HO10	Somerville Road 20th century residential heritage area Yarraville
HO11	Upper Footscray residential heritage area Footscray
HO12	War Service homes heritage area Maribyrnong
HO13	William Angliss worker housing estate heritage area Footscray
HO14	Yarraville civic and commercial heritage area Yarraville
HO15	Yarraville residential heritage area Yarraville
HO211	Bottomley's Paddock Inter-war and Post-war Residential Precinct
~~HO212~~	~~Centennial and Duke Streets Inter-war and Post-war Residential Precinct~~
HO213	Hansen Inter-war Residential Precinct
HO214	Laughton's Post-war ~~Housing~~ Residential Precinct
HO215	Naismith ~~and McCubbin~~ Street~~s~~ Inter-war ~~Housing~~ Residential Precinct
HO216	Summerhill Road Inter-war and Post-war ~~Housing~~ Residential Precinct
HO217	Tottenham Post-war Industrial Area ~~Housing~~ Residential Precinct
HO218	West Footscray Inter-war and Post-war Residential Precinct

2.0 Permit Exemptions

Under *Clause 43.01-3* the following works are exempt from the requirement for a planning permit.

2.1 Minor modifications and alterations

Permit exemption

2.1.1 Minor modifications and alterations, including demolition to rear walls or rear parts of buildings at ground floor level are permit exempt where:

- The works are to the rear building walls or rear parts of buildings (not including roofs) as shown in Figure 1 or Figure 2; and
- The works are not visible from a street or side street (other than a lane) or public park.

This exemption applies to all the precincts listed in Table 1, with the exception of the building typology of flat developments within HO218 West Footscray Inter-war and Post-war Residential Precinct in West Footscray.

Explanatory notes

In heritage precincts, what is primarily seen from the principal streetscape or main view of a property is important. External modifications and alterations must not change or impact on the principal presentation of a building, hence the exemption applies to the rear, and less visible parts, of a building. Allowing these modifications to the rear of a building will not impact on the important contribution to the street.

The exemption can include alteration and removal of existing building fabric, including walls, windows and doors, where confined to the parts of buildings shown in Figure 1 or Figure 2.

The exemption does not apply to roofs or rear parts of roofs, including the modification, alteration and demolition of roofs. These latter works would require a permit from Council.

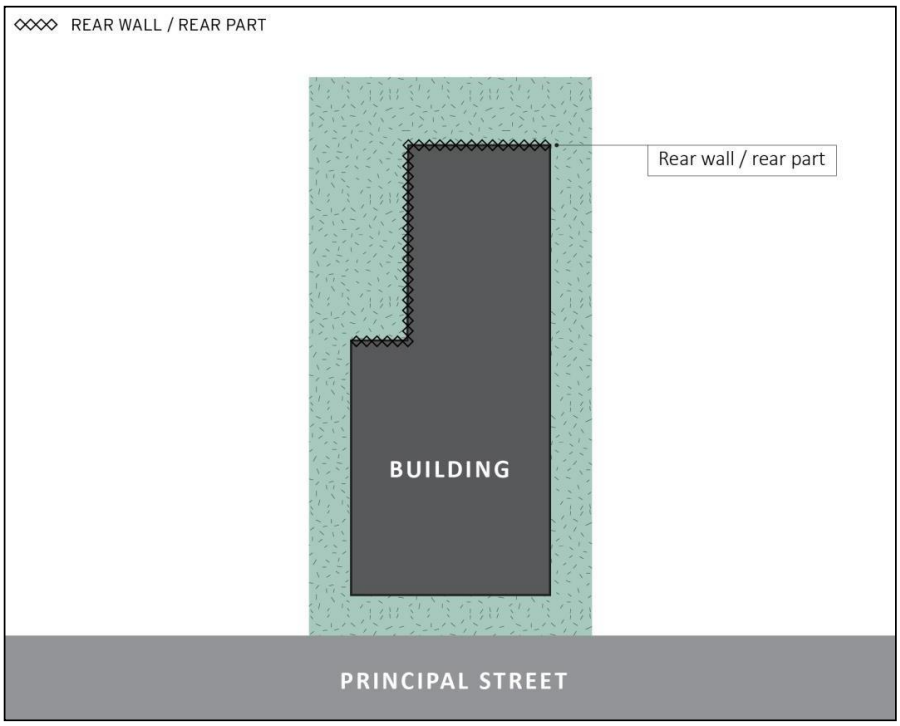

Figure 1 Modifications and alterations, including demolition, are exempt to the rear wall/rear part of building

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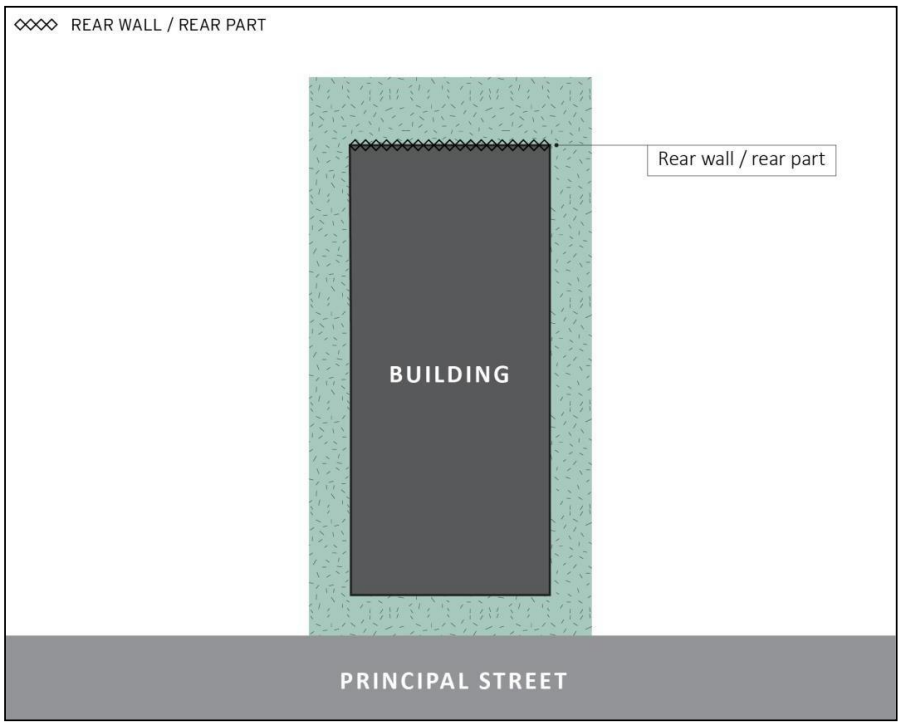

Figure 2 Modifications and alterations, including demolition, are exempt to the rear wall/rear part of building

2.2 Additions to buildings

Permit exemption

2.2.1 Construction of a single-storey addition or extension to an existing building is permit exempt where the addition is attached to the rear of the existing building, and situated within the rear yard area as shown in Figure 3 and:

- The height of the walls of the addition (from natural ground level) does not exceed the eaves height of an existing single-storey building on the property, or the ground floor height of an existing two-storey building on the property (see Figure 4 and Figure 5); and
- The roof of the addition must be sited behind the roof of the existing single-storey dwelling, and
- The addition, including its roof, does not project beyond the side walls/side elevations of the existing building, and has side setbacks which are not less than the existing building; and
- The addition is not to a corner located property, being a property located to street or side-street corners or a property with two street frontages; and
- Demolition associated with the addition is restricted to the rear wall of the existing building, as illustrated in Figure 2, and does not involve roofs or rear parts of roofs of existing buildings.

This exemption applies to the precincts listed in Table 1, with the exception of HO5 Munitions worker's housing heritage area Braybrook, HO11 Upper Footscray residential heritage area Footscray, and the building typology of flat developments within HO218 West Footscray Inter-war and Post-war Residential Precinct in West Footscray.

Explanatory notes

The precincts to which this exemption does not apply include allotments with irregular boundaries. Such properties provide less opportunity for the sensitive placement of new additions, which is the intent of this exemption.

The exemption does not specify an approach to the design or materials of an addition, including the roof, where it is located within the permitted envelope.

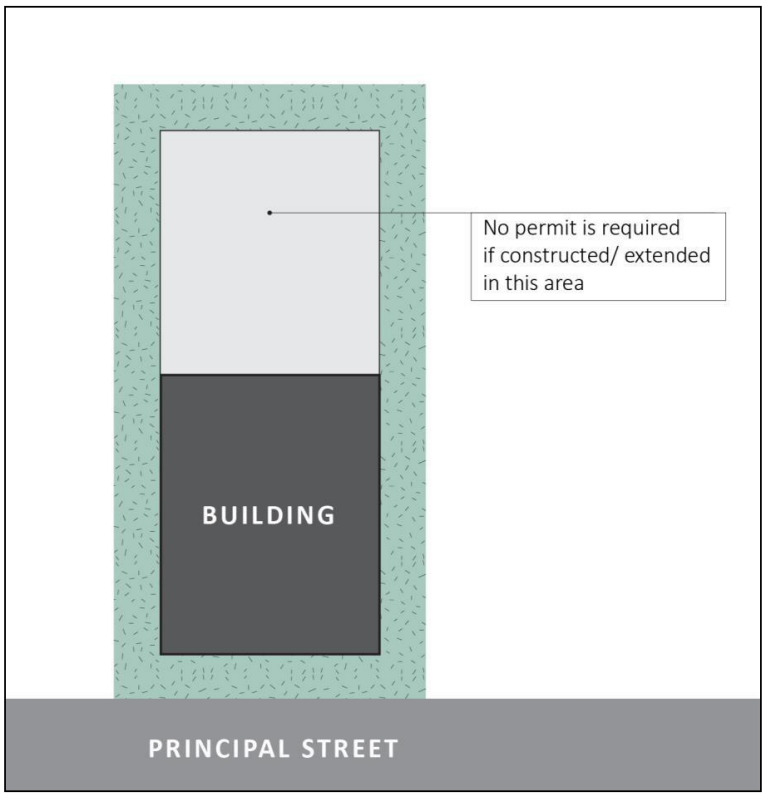

Figure 3 Construction of a single-storey addition or extension to an existing building is exempt if located in this area

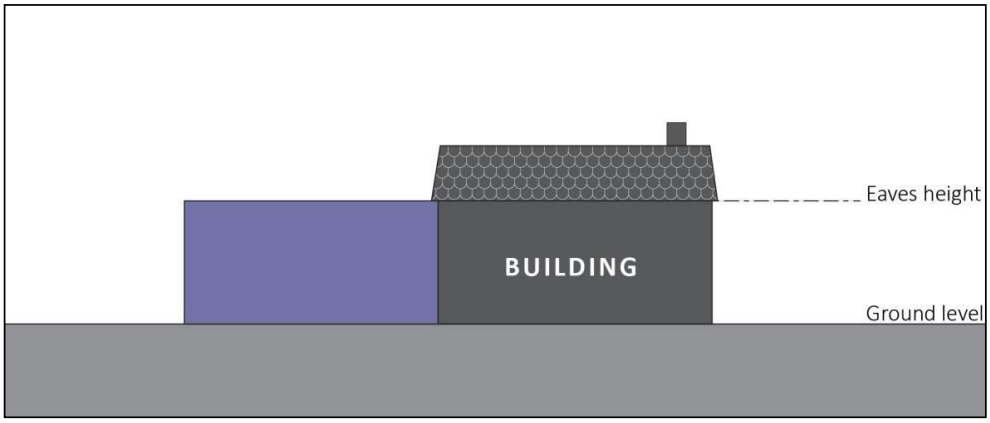

Figure 4 Construction of a single-storey addition or extension to an existing building is exempt if the walls of the addition do not exceed the eave height of the existing single-storey building; (note this graphic does not indicate or specify the form of the roof to the addition)

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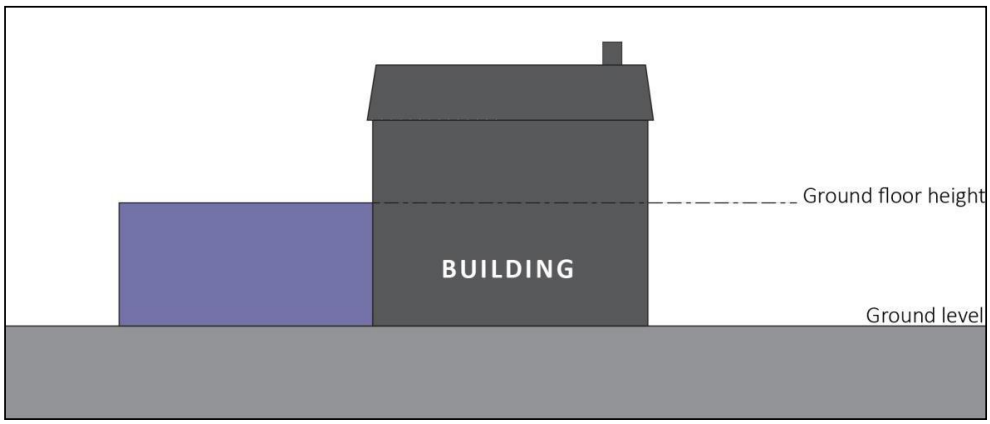

Figure 5 Construction of a single-storey addition or extension to an existing building is exempt if the walls of the addition do not exceed the ground floor height of the existing two-storey building; (note this graphic does not indicate or specify the form of the roof to the addition)

2.3 Outbuildings

Permit exemption

2.3.1 Construction or extension of an outbuilding is permit exempt where:

- The outbuilding is situated within the rear yard area as shown in Figure 6; and
- The height of the outbuilding (from natural ground level) does not exceed three metres (Figure 7); and
- The outbuilding has a gross floor area which does not exceed 10 square metres; and
- The outbuilding is not to a corner located property, being a property located to street or side-street corners or a property with two street frontages; and
- The outbuilding is not attached to the existing building, and must have a minimum one metre setback from the rear of the existing building at the closest point.

This exemption applies to the precincts listed in Table 1, with the exception of HO5 Munitions worker's housing heritage area Braybrook, HO11 Upper Footscray residential heritage area Footscray, and the building typology of flat developments within HO218 West Footscray Inter-war and Post-war Residential Precinct in West Footscray.

Explanatory notes

The precincts to which this exemption does not apply include allotments with irregular boundaries. Such properties provide less opportunity for the sensitive placement of new outbuildings, which is the intent of this exemption.

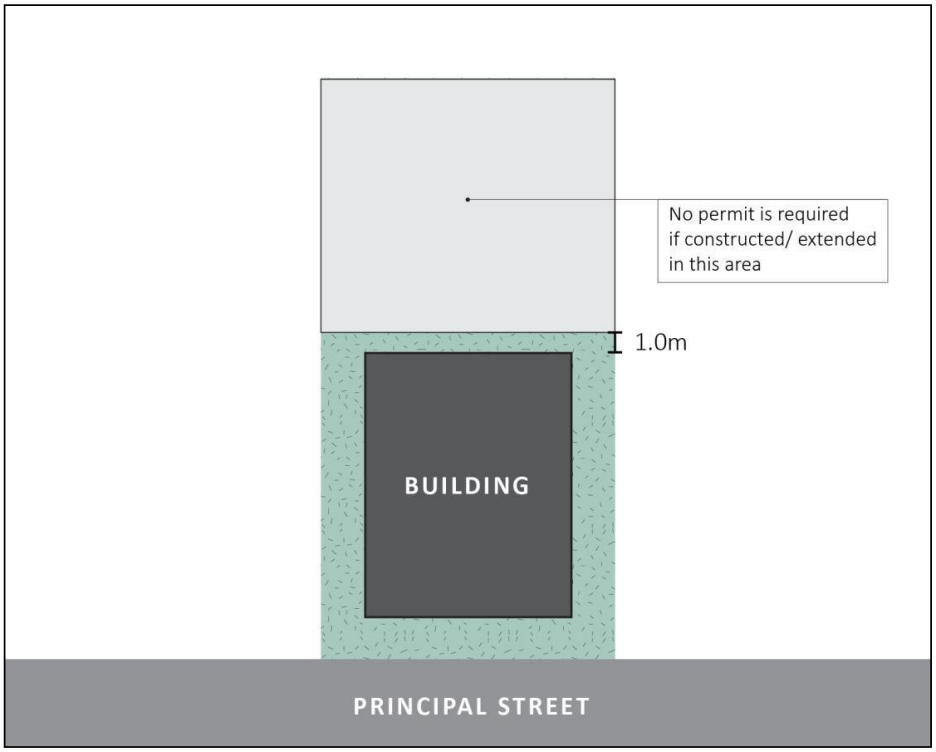

Figure 6 Construction or extension of an outbuilding is exempt if located in this area

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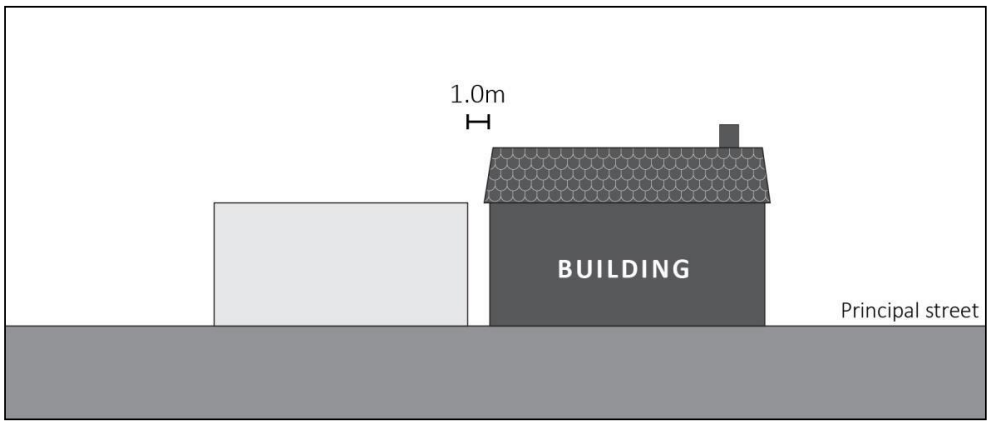

Figure 7 Construction or extension of an outbuilding is exempt if the height of the outbuilding (from natural ground level) does not exceed three metres

2.4 Pergolas and verandahs

Permit exemptions

2.4.1 Construction or extension of an open-sided pergola, verandah or other similar open structure, including those attached to an existing building, is permit exempt where:

- The pergola/verandah is to the rear of an existing building in the area shown in Figure 8; and
- The top of the structure (from ground level) does not exceed three metres; and
- The finished floor level of the structure is no more than 800mm above ground level; and
- The pergola/verandah is not to a corner located property, being a property located to street or side-street corners or a property with two street frontages.

This exemption applies to the precincts listed in Table 1, with the exception of HO5 Munitions worker's housing heritage area Braybrook, and the building typology of flat developments within HO218 West Footscray Inter-war and Post-war Residential Precinct in West Footscray.

Explanatory notes

Any demolition works associated with construction or extension of an open-sided pergola or verandah, involving part of the existing building, must be limited to the rear of the building, as outlined at Section 2.1 above in relation to 'Minor modifications and alterations'.

Construction which involves demolition of outbuildings or other structures which are separate to the main building, is not covered by this exemption.

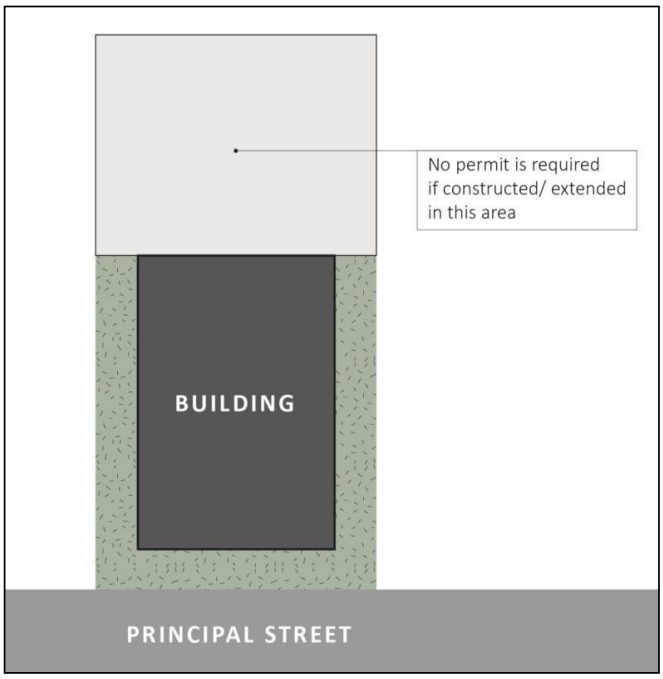

Figure 8 Construction or extension of a pergola or verandah is exempt if located in this area

2.5 Fences and roller doors

Permit exemptions

2.5.1 Demolition and construction of roller doors is permit exempt where:

- The demolition is of an existing roller door located to rear and/or side property boundaries, and not located at the front (principal address) of properties; and
- The construction is of a new roller door to rear and side property boundaries, which replaces an existing roller door and is of the same materials and dimensions, in the same location, and the size of the opening remains unaltered.

This exemption applies to the precincts listed in Table 1 with the exception of HO5 Munitions worker's housing heritage area Braybrook, HO213 Hansen Inter-war Residential Precinct, HO214 Laughton's Post-war ~~Housing~~ Residential Precinct, HO215 Naismith ~~and McCubbin~~ Street~~s~~ Inter-war ~~Housing~~ Residential Precinct and HO218 West Footscray Inter-war and Post-war Residential Precinct.

2.5.2 Demolition and construction of garage roller doors which are visible from a street, is permit exempt where:

- The replacement of existing garage roller doors is of the same material and dimensions, in the same location, and the size of the opening remains unaltered.

This exemption applies to HO213 Hansen Inter-war Residential Precinct, HO214 Laughton's Post-war ~~Housing~~ Residential Precinct, HO215 Naismith ~~and McCubbin~~ Street~~s~~ Inter-war ~~Housing~~ Residential Precinct and HO218 West Footscray Inter-war and Post-war Residential Precinct.

2.5.3 Demolition and construction of fences which are visible from a street, is permit exempt where:

- The demolition is of an existing timber paling fence located to rear and/or side property boundaries, and not located at the front (principal address) of properties; and
- The construction is of a new timber paling fence located to the rear and/or side property boundaries, and not located at the front (principal address) of properties, which replaces an existing fence and is of the same material and height, and in the same location; and
- The construction is of a new (and not a replacement) timber paling fence to rear and/or side property boundaries, and is not more than 1.8 metres in height above natural ground level; and for side property boundaries the fence is not within 8 metres of the front property boundary, as per Figure 9; and
- The construction of new fencing which is in the form of lattice or trellis to the tops of existing fences to rear property boundaries.

This exemption applies to the precincts listed in Table 1 with the exception of HO5 Munitions worker's housing heritage area Braybrook.

2.5.4 Construction of new front and return side fences, to the same height, form and materials, is permit exempt where the new fence adopts the height, form and materials of the following recommended original or sympathetic fence styles:

- In the HO5 Munitions worker's housing heritage area Braybrook: very low height steel-framed (post and rail) cyclone wire fencing, with diamond chain mesh and galvanised round posts, to a height of 500mm as per Figure 10. Construction of this fence must not involve demolition of an existing similarly low height brick fence; and
- In the HO12 War Service homes heritage area Maribyrnong: timber-posted woven wire fences to a maximum height of 1.2 metres as per Figure 11 and Figure 12.
- In the HO213 Hansen Inter-war Residential Precinct in West Footscray: timber-posted woven wire fences to a maximum height of 1.2 metres as per Figure 1.

This exemption applies to the HO5 Munitions worker's housing heritage area Braybrook, HO12 War Service homes heritage area Maribyrnong, and HO213 Hansen Inter-war Residential Precinct in West Footscray.

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Explanatory notes

Replacing existing or constructing new fences to rear and side property boundaries, which are visible from a street, does not apply to fences constructed of materials other than timber palings.

The exemption for construction of new front fences is precinct-specific and is provided to encourage the reconstruction of fences which were historically commonplace in the precinct, and sympathetic to the original style of the dwelling and streetscape character. There is a limited number of precincts in Maribyrnong where this exemption applies, due to a greater diversity of dwelling styles and associated fence styles in the majority of precincts.

In the HO5 Munitions worker's housing heritage area Braybrook, existing very low height brick fences must not be replaced with the exempted low height steel-framed cyclone wire fencing, as both brick and steel/cyclone wire fencing are original to the precinct.

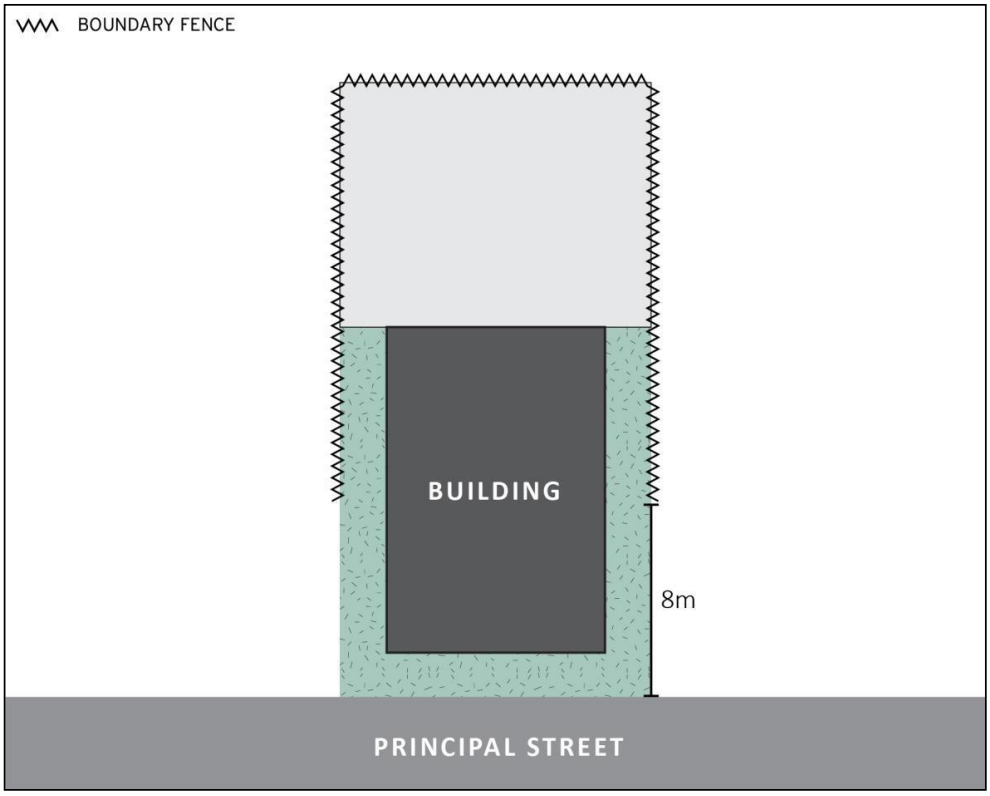

Figure 9 Construction of a new timber paling fence, which is visible from a street, is exempt if located in this area

Figure 10 Original low steel and cyclone wire fence, HO5 Munitions worker's housing heritage area Braybrook

Figure 11 Original timber-posted woven wire fencing, HO12 War Service homes heritage area Maribyrnong

Figure 12 Replacement timber-posted woven wire fencing, HO12 War Service homes heritage area Maribyrnong

Figure 1 Replacement timber-posted woven wire fencing, HO213 Hansen Inter-war Residential Precinct in West Footscray

2.6 Vehicle crossovers and driveways

Permit exemptions

2.6.1 Introduction of a new vehicle crossover is permit exempt where:

- The crossover is of single width, not exceeding 3 metres wide, is situated to the side of the front property boundary and not in front of the building, and is the only crossover located in the front setback of the property (see Figure 14 and Figure 15); and
- The crossover is constructed of a material to match the surface and colour of the adjoining footpath; see also appropriate 'Materials' below; and
- Construction of the crossover involves remediation and making good any damage to existing bluestone, brick, asphalt or concrete paths, gutters and kerbs.

'Materials'

Appropriate materials for specific precincts are as follows:

- HO1 Angliss Housing Estate heritage area Yarraville, HO10 Somerville Road 20th century residential heritage area Yarraville, and HO12 War Service homes heritage area Maribyrnong: concrete to match that of other crossovers in the precinct.

This exemption applies to HO1 Angliss Housing Estate heritage area Yarraville; HO10 Somerville Road 20th century residential heritage area Yarraville; and HO12 War Service homes heritage area Maribyrnong.

2.6.2 Introduction of a new driveway is permit exempt where:

- The driveway is of single width, not exceeding 3 metres wide, is situated to the side of the property including the side of a dwelling and not in front of the dwelling, and is the only driveway located to the front or side of the property (see Figure 14 & 15).

This exemption applies to HO1 Angliss Housing Estate heritage area Yarraville; HO10 Somerville Road 20th century residential heritage area Yarraville; and HO12 War Service homes heritage area Maribyrnong.

Explanatory notes

Crossovers and off-street car parking are normally encouraged to be located to the rears of properties, or to side property boundaries where accessible. Where this is not feasible, crossovers and driveways may be located to the sides of properties, as entered from the front property boundary, but only where the character of the streetscape and the pattern of precinct development allows this (i.e. where side crossovers and driveways, as entered from the front property boundary, are commonplace). The precincts identified above, where permit exemptions apply for the introduction of new crossovers and driveways, display this pattern of development.

Replacement of crossovers and driveways in a different material, including the substitution of concrete with asphalt or a similar material, and to a different form and detailing which will result in a change of appearance, will require a permit from Council.

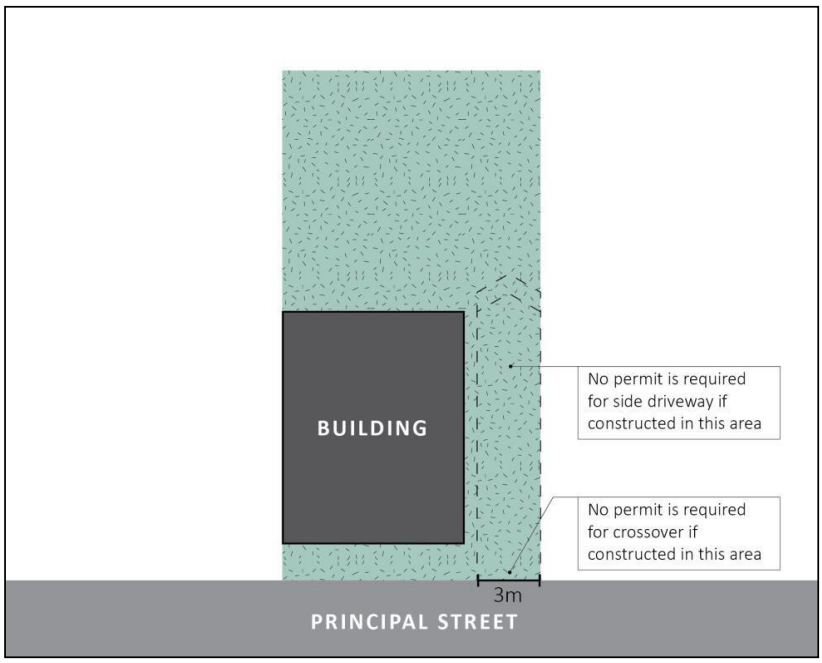

Figure 14 Construction of a new crossover and driveway is permit exempt if constructed in this location.

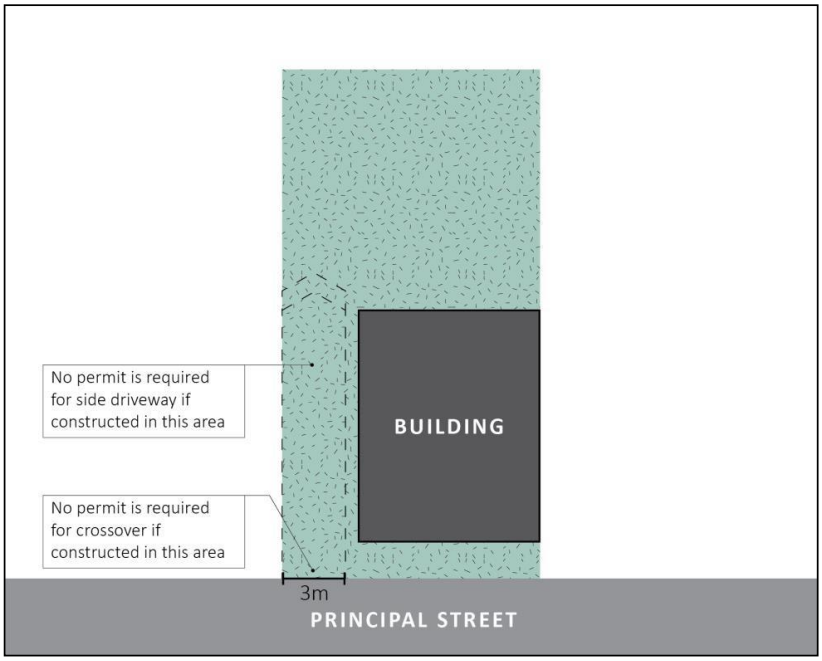

Figure 15 Construction of a new crossover and driveway is permit exempt if constructed in this location.

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3.0 Definitions used in this Incorporated Plan

Term	Definition
Alteration	An alteration is to modify the fabric of a heritage place, without undertaking building works such as an addition. It may include a new opening for a window or door.
Eaves	Eaves are at the bottom edge of a roof, and usually project or extend over the side of the building, protecting the wall beneath.
Elevation	Elevation is a particular side, including an external wall, of a building.
Fabric	Fabric means all the physical material of the heritage place including external fixtures.
Façade/principal facade	Facade generally refers to the front or principal elevation and external face of a building, as is typically viewed from the street.
Heritage place	A heritage place has identified heritage value and can include a site, area or space, building or other works, structure, group of buildings, precinct, archaeological site, landscape, garden or tree. A heritage precinct, under the Heritage Overlay, is also known as a heritage place.
Heritage precinct	A heritage precinct is a precinct or geographical area of cultural heritage significance, which contains a collection or high proportion of properties and elements of heritage significance.
Maintenance	Maintenance means the continuous protective care of a place, and its setting, and is distinguished from repair which involves restoration or reconstruction.
Outbuilding	An outbuilding is a structure which is not part of a main building (i.e. is detached from the main building) but which supports the function of the main building. It can be a carport, garage, shed, stand-alone conservatory, stables, cabana, studio or children's cubby house or similar structure.
Repairs and maintenance	Repairs and maintenance works are 'protective care' actions which do not change the appearance of a heritage place, and are undertaken to the same details, specifications and materials. Maintenance involves regular inspection and cleaning of a place. Repair can involve returning or reinstating dislodged or relocated fabric to its original location, e.g. loose roof gutters on a building; or reconstruction, through replacing broken or decayed fabric with matching new fabric.
Setback	The setback is the distance between a building or part of a building and the property boundary. The latter can include the front, side or rear property boundaries. The 'front setback' can also refer to the front garden, and the 'rear setback' the back yard.
Streetscape	A streetscape is a collection of buildings along a street frontage. When referred to in relation to a precinct, a streetscape typically contains a majority of buildings which are of heritage value.
Visible	Visible means anything that can be seen from a street (other than a lane) or public park.

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ATTACHMENT: LIST OF INDIVIDUALLY SIGNIFICANT PLACES

Places identified as 'Individually Significant' places, properties or buildings in Maribyrnong's Heritage Overlay precincts as expressed in the ~~Local~~ Planning Policy Framework

Map Reference	Heritage Place	Address
HO9	-	124 Albert Street, Seddon
HO9	-	126 Albert Street, Seddon
HO14	-	37-43 Anderson Street, Yarraville
HO2	Residence	53 Ballarat Road, Footscray
HO2	Residence	75 Ballarat Road, Footscray
HO2	Residence	87 Ballarat Road, Footscray
HO3	Former Royal Hotel	158 Barkly Street, Footscray
HO3	Former Hooper Shops & Residence	199-207 Barkly St, Footscray
HO3	Former Barkly Hotel	231-233 Barkly Street, Footscray
HO9	-	19 Bellairs Street, Seddon
HO11	-	9 Central Avenue, Footscray
HO9	-	23 Charles Street, Seddon
HO9	-	30 Charles Street, Seddon
HO11	Amaryllis, Footscray RSL	48 Geelong Rd, Footscray
HO15	-	1 Goulbourn Street, Yarraville
HO9	-	9 Hobbs Street, Seddon
HO3	-	141-147 Hopkins Street, Footscray
HO1	Tosscas	12 Lincoln Street, Yarraville
HO14	Former Bank	28 Murray Street Yarraville
HO4	-	45 Nicholson Street, Footscray
HO4	-	49 Nicholson Street, Footscray
HO3	-	155-157 Nicholson Street, Footscray

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HO15	-	12 Ovens Street, Yarraville
HO9	Tintagell House	54 Pentland Parade, Seddon
HO14	Former United Free Methodist Church	44 Simpson St, Yarraville
HO9	-	28 Somerville, Yarraville
HO9	Tolquhoun	34 Somerville Road, Yarraville
HO15	Glenara	82 Stephen Street Yarraville

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Places included in Maribyrnong's Schedule to the Overlay as Individual Places

Map Reference	Heritage Place	Address
HO16	United Friendly Societies Dispensary	42a Albert Street, Footscray
HO19	Interlocking Railway Crossing Gates	Anderson Street (Railway Crossing), Yarraville
HO17	F.T. Wimble &Co	13-21 Annesley Street, Braybrook
HO21	Pioneer Hotel,	2-4 Ballarat Road, Footscray
HO20	Footscray Park,	4-68 Ballarat Road, Footscray
HO87	Our Lady of Perpetual Help Catholic Church	46-48 Ballarat Road, Maidstone
HO88	Elm Street Tree Avenue	Cnr 31-99 and 46-126 Ballarat Rd, Maidstone
HO89	Warren & Brown Engineering Workshops	113-115 Ballarat Road, Footscray
HO90	Kinnears Rope Works	124-188 Ballarat Road, Footscray
HO91	Pilkington ACI	234 Ballarat Road, Braybrook
HO83	ETA Factory	254 Ballarat Road, Braybrook
HO92	Braybrook Hotel	351 Ballarat Road, Braybrook
HO22	Shop and residence	3 Ballarat Street & 11 Murray Street, Yarraville
HO23	Sun Theatre	6-12 Ballarat Street, Yarraville
HO24	Former State Savings Bank	13 Ballarat Street, Yarraville
HO25	Yarraville Hotel	58 Ballarat Street, Yarraville
HO81	Melbourne Woollen Mills	2 Banool Avenue, Yarraville
HO27	Shop (formerly Bank}	184 Barkly Street, Footscray
HO28	Shop	234-236 Barkly Street, Footscray
HO29	Former Barkly Theatre	277-287 Barkly Street, Footscray
HO30	Church	302 Barkly Street, Footscray
HO190	Green's Buildings, Footscray	337-351 Barkly Street, Footscray

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HO93	Drill Hall	395 Barkly Street, West Footscray
HO94	Canary Island date palm row & Canary Island Pines	399-413 Barkly Street, Footscray
HO95	Washingtonia Palm, Multiple Sclerosis Centre,	Rear 400-406 Barkly Street, Footscray
HO96	Nundah	600 Barkly Street, West Footscray
HO97	Methodist Church (former)	75A Bayview Road, Yarraville
HO31	House	21 Bell Street, Seddon
HO98	Peppercorn trees, Railway Reserve	Near Bellairs Avenue, Albert Street and at 7 Charles Street, Seddon
HO100	Raleigh Castle (archaeological site)	14 Belvedere Close, Maribyrnong
HO101	Raleigh Castle (archaeological site)	5/17 Belvedere Close, and 1-18/18 Belvedere Close, Maribyrnong
HO102	St Augustine's Parish Hall and School wing	1-7 Birmingham Street, Yarraville
HO103	St. Georges Theatre, UDC Ballroom	30-34 Birmingham Street, Yarraville
HO104	Farm Buildings (archaeological site)	44-46 Bloomfield Avenue, Maribyrnong
HO105	Kurrajong Street Trees	Bloomfield Ave, Maribyrnong
HO32	Shop and dwelling	9 Buckingham St, Footscray
HO33	Former Technical College building	1 Buckley St, Footscray (building east of Nicholson Street)
HO106	Shops and Residences	4-10 Buckley St, and 215-217 Nicholson Street Footscray
HO193	Former Air Raid Precautions Centre	72 Buckley Street, Footscray
HO194	Fabian's Centennial Terrace	81-99 Buckley Street, Footscray
HO107	Rail Bridge over Maribyrnong River & Tunnel	Bunbury Street, Footscray
HO108	Elm and ash street tree avenue	Bunbury Street, Footscray

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HO34	House	24 Buninyong Street, Yarraville
HO109	Solomon's Ford (Canning Street Ford) Maribyrnong River	Near Burke Road, Braybrook
HO110	Peppercorn trees, River Red Gums, Yellow Box (Eucalyptus Melliodora) and Canary Island date palms in the Maribyrnong River Plantation	Off Chifley Drive, Maribyrnong
HO153	Dale Stables and Peppercorn trees	35 Chifley Drive, Maribyrnong
HO186	Raleigh Mansion (archaeological site)	11 City View Drive, Maribyrnong
HO111	James Darling House	47 Cowper Street, Footscray
HO112	Washingtonia Palm	78 Cowper Street, Footscray
HO195	Victorian/Edwardian Shop	92 Cowper Street, Footscray
HO113	Klipspringer	40-54 Cranwell Street, Braybrook
HO192	Cross Street Electrical Substation	Part of the land known as Allotment 9, Section 13 in the Parish of Cut-Paw-Paw (Cross Street, Footscray)
HO114	Olympic Tyre & Rubber West	56-84 Cross Street, Footscray West
H035	The Pebbles	57A Droop Street, Footscray
HO115	Redcourt	60 Droop Street, Footscray
HO116	Footscray Fire Station Complex,	67-71 Droop St, Footscray
HO117	Johnson Reserve Canary Island date palm rows and oak	Essex Street, Maidstone
HO119	Raleigh Manager's House (archaeological site)	1 & 3 Fabian Court, Maribyrnong
HO120	Raleigh Castle (archaeological site)	1-8/5 Fabian Court, Maribyrnong
HO121	Elm street trees, near	1 Fairlie Street, Seddon
HO122	Elm street tree near	34A Fairlie Street, Yarraville
HO36	House	37 Fairlie Street, Yarraville
HO123	Oak Street Tree Avenue Fehon Street, Yarraville	Fehon Street, Yarraville

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HO37	Old Yarraville Primary School	59-61 Francis Street, Yarraville
HO125	Bradmill	341-351 Francis Street, Yarraville
HO126	Stony Creek Rail Bridge	Off Francis Street, Yarraville
H0187	Richardson House	2 Geelong Road, Footscray
HO188	Robertson House	8 Geelong Road, Footscray
HO191	J H Hooper House	10 Geelong Road, Footscray
HO207	House	20 Geelong Road, Footscray
HO38	House	38 Geelong Road, Footscray
HO26	Footscray Primary School No.253	100 Geelong Road, Footscray
HO39	House	184 Geelong Road, Footscray
HO40	Rising Sun Hotel	193 Geelong Road, Footscray
HO127	Southern Can Company	240 Geelong Road, Footscray
HO128	Graham Campbell Ferrum	260 Geelong Road, Footscray West
HO129	Hopkins Odlum	268 Geelong Road, Footscray West
HO41	House	357 Geelong Road, Kingsville
HO42	House	3-5 Gledhill Street, Footscray
HO131	Ammunition Factory	1 Gordon St and Edgewater Boulevard, Footscray
HO132	House (The Oaks) and English Oaks at The Oaks	99 Gordon Street, Footscray
HO43	House	163 Gordon Street, Footscray
HO133	Raleigh Manager's House (archaeological site)	2 & 4 Grandview Avenue, Maribyrnong
HO79	Former Infant Welfare Centre	95 Hamilton St, Yarraville
HO135	Former Maribyrnong Migrant Hostel	61-71 Hampstead Rd, Maidstone
HO136	Moreton Bay Fig, Footscray Hotel	Next to 48 Hopkins St, Footscray
HO196	Footscray Hotel	48 Hopkins Street, Footscray

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HO137	Maribyrnong Reserve grandstand	Off Hortense Street, Maribyrnong
HO47	Kariwara District Scout Headquarters (Also known as First Footscray Scout Hall)	4 Hyde Street, Footscray
HO46	Bluestone church	8 Hyde Street, Footscray
HO48	Bluestone school and Elm, Irish strawberry, pepper trees at Footscray Primary School 1912	10 & 10A Hyde Street, Footscray
HO197	Victorian Shop/Residence	37 Hyde Street, Footscray
HO138	Yarraville Gardens (Specimen Trees)	139-147 Hyde Street, Yarraville
HO139	Canary Island date palm rows, Elm and Moreton Bay fig North Cuming Reserve	Off Hyde St , Yarraville
HO140	Moreton Bay fig & Canary Island date palms South Cuming Reserve	Off Hyde Street, Yarraville
HO130	Yarraville SEC Terminal Station	308 Hyde Street, Yarraville
HO49	Footscray Railway Station Complex	Irving and Hyde Streets, Footscray
HO45	Jack's Magazine (formerly Saltwater River Powder Magazine)	Off La Scala Avenue, Maribyrnong
HO199	Masonic hall	42-44 Leeds Street, Footscray
HO51	Rail Bridge over Maribyrnong River	Maribyrnong River, Footscray
HO50	Saltwater River Crossing Site and Footscray Wharves Precinct	Maribyrnong River, Moreland Street, Bunbury Street, Wingfield Street, Napier Street, Hopkins Street and Maribyrnong Street, Footscray
HO52	Brick school	27 Mephan Street, Footscray
HO141	Williamson House	182 Mitchell St, Maidstone
HO77	Henderson House	43-45 Moreland Street, Footscray
HO143	Early Building archaeological site	76 Moreland Street, Footscray
HO78	Barnett Glass Rubber (also known as Bradmill, McPhersons Jute Works, Bradford Cotton Mills)	91-97 Moreland Street, Footscray, 90-100 Maribyrnong Street, Footscray and 3-5 Parker Street, Footscray

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HO145	Mitchell's Bakery Shop and Residence	98-100 Moreland Street, Footscray
HO53	Hotel	28 Napier Street, Footscray
HO198	Station Hotel	59 Napier Street, Footscray
HO54	Maribyrnong Town Hall (also known as Footscray Town Hall)	61 Napier Street, Footscray
HO55	Ercildoune	66 Napier Street, Footscray
HO146	Angliss Stock Bridge, stock route and Cypress trees	Newells Paddock, Footscray
HO56	House	15 Newell Street, Footscray
HO147	Railway Bridge (Black Arch) Nicholson Street Rail overpass	Nicholson Street Footscray
HO57	Former warehouse	111 Nicholson Street, Footscray
HO58	Shop	117 Nicholson Street, Footscray
HO59	Shops	134-136 Nicholson Street, Footscray
HO200	Courthouse Hotel	166-168 Nicholson Street, Footscray
HO60	Former Mechanics Institute	209 Nicholson Street, Footscray
HO61	Former warehouse	232 Nicholson Street, Footscray
HO148	Plane Street tree and Elm Street tree	Near 286 and 288 Nicholson Street, Seddon
HO149	Plane Street Tree	Near 294 Nicholson Street, Seddon
HO150	Solomon's House (archaeological site) Medway Golf Club	57 Omar Street, Maidstone
HO151	Central Drawing office (Building 71)	Ordnance Reserve, Maribyrnong
HO86	Inspection Headquarters (Building 72)	Ordnance Reserve, Maribyrnong
HO202	Former Grand Theatre	10 Paisley Street, Footscray
HO204	Footscray Baptist Church	60 Paisley Street, Footscray
HO62	Brick church	77a Paisley Street Footscray
HO152	Pacific Carpets	35-65 Paramount Rd, cnr Indwe St, Tottenham

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HO203	Luke Greenwood House	16 Parker Street, Footscray
HO63	Bluestone church hall, 30a Pickett Street, Footscray	30a Pickett Street, Footscray
HO208	Maribyrnong Tram Substation	149A and part 149B Raleigh Road, Maribyrnong
HO154	Sugar Gum and pepper trees Sandford Grove Reserve	Sandford Grove, Yarraville
HO65	House and elms	31 Somerville Road, Yarraville
HO155	Plane Street Tree	Near 34 Somerville Road, Yarraville
HO66	Church	73 Somerville Road, Yarraville
HO67	House	222 Somerville Road, Kingsville
HO68	House	60 Soudan Rd, West Footscray
HO156	Plane Street Trees	Near 61, and 42-64 Stephen St, Yarraville.
HO157	Elm & Plane Street Trees	Near 80, 82 and 83-93 Stephen St, Yarraville
HO158	Wembly Dairy	2 Stone Street, Yarraville
HO69	House	98 Summerhill Road, West Footscray
HO159	Creamota	19 Sunshine Road, West Footscray
HO160	Australian Estate Wool Store	47-61 Sunshine Road, West Footscray
HO161	Goldsborough Mort Wool Store	63 Sunshine Road, West Footscray
HO162	Olex Cables	207 Sunshine Road, Tottenham
HO163	Wiltshire Files	213 Sunshine Road, Tottenham
HO164	Black Arch Bridge	Off Sunshine Road, Sunshine
HO80	Residential Building	3 Tongue Street, Yarraville
HO64	Pipe Makers Park Complex (also known as Former Melbourne Meat Preserving Co. Buildings	2 Van Ness Avenue, Maribyrnong
HO205	Victoria Hotel	43 Victoria Street, Footscray
HO70	Row Houses	102-106 Victoria Street, Footscray

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HO72	Former Royal Australian Field Artillery Barracks Part of Former Ordinance Factory	Wests Road, Ordinance Reserve, and Waterford Avenue, Maribyrnong
HO167	Warehouse (Archaeological site)	1 Whitehall Street, Footscray
HO73	Bluestone presbytery	1c Whitehall Street, Footscray
HO74	Bluestone church	1d Whitehall Street, Footscray
HO169	Early Building (Archaeological site)	22 Whitehall Street, Footscray
HO170	Early Building (archaeological site)	26 Whitehall Street, Footscray
HO171	Early Building (archaeological site)	30 Whitehall Street, Footscray
HO172	Victorian House	49 Whitehall Street, Footscray
HO173	Junction Hotel	56 Whitehall Street, Footscray
HO174	Early Building (archaeological site), 62-64 Whitehall Street, Footscray	62-64 Whitehall Street, Footscray
HO175	Early Building (archaeological site)	65 Whitehall Street, Footscray
HO176	Kirk House	67 Whitehall Street Footscray
HO177	Powder Magazine Footscray	Lot 4/107-109 Whitehall Street, Footscray
HO178	Mowling's Soap &Candle	105A, 1-10/107-109, 109A Whitehall St, 21-29 Youell Street, Footscray
HO180	Dee Cottage	221B Whitehall Street, Yarraville
HO182	Murphy's Transport	248 Whitehall Street Yarraville
HO75	Colonial Sugar Refinery (CSR) Complex	265 Whitehall Street, Yarraville
HO184	Mt. Lyell	295 Whitehall Street, Yarraville
HO185	Early Building (Archaeological site)	2 Wingfield Street, Footscray
HO201	St Joseph's Convent	3-9 Wingfield Street, Footscray
HO76	Bluestone church	9-11 York Street, Yarraville

Agenda Item 9.2 - Attachment 6

West Footscray Inter-war and Post-war Heritage Precinct Study

Maribyrnong City Council

Final

March 2021

25 Creswick Street, West Footscray

heritage ALLIANCE Conservation Architects and Heritage Consultants
41 Cobden Street, North Melbourne, Victoria 3051, Australia **Tel:** 03 9328 5133 **Fax:** 03 9328 5144 **Email:** contact@heritagealliance.com.au
ABN 23 308 903 866

This Heritage Study has been undertaken in accordance with the principles of *The Burra Charter* adopted by Australia ICOMOS in 2013

This document has been completed by
Sera-Jane Peters, Michele Summerton, Kristianna Scheffel and Megan McDougall

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Megan McDougall, Michele Summerton

Final draft March 2021

Authors

Megan McDougall

Michele Summerton

Sera-Jane Peters

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EXECUTIVE SUMMARY

The key findings of the West Footscray Inter-war and Post-war Heritage Precinct Study are that there are areas of West Footscray with significant Inter-war and Post-war fabric and distinctive historic themes which meet the threshold for inclusion on the Heritage Overlay of the Maribyrnong Planning Scheme.

There are eight new proposed precincts of Inter-war and Post-war housing in West Footscray.

Summary of Recommendations

It is recommended that the Maribyrnong City Council implement the recommendations of this Project by preparing an amendment to the planning scheme to:

- Introduce eight precincts to the heritage overlay schedule at Clause 43.01 and incorporate statements of significance and design guidelines at 72.04.
- Introduce mapping to the heritage overlay schedule for eight new precincts.

The Amendment will ensure that a planning permit is required for demolition and a range of buildings and works and that council will have a framework with which to manage heritage values.

The eight proposed precincts vary in size and have been mapped to provide the greatest concentration of contributory properties and intact streetscapes. Some proposed precincts are non-contiguous but have been grouped together because of thematic and historic relationships or similarity of fabric. Many of the precincts have non-contiguous boundaries in order to exclude areas with non-contributory properties and create more intact cohesive precincts.

These precincts will be listed in the schedule at clause 43.01 with a single HO number and Statement of Significance at Clause 72.04 and the HO will be mapped as separate polygons. The proposed precincts are:

1	Centennial & Duke Streets Inter-war and Post-war Residential Precinct
2	Laughton's Post-war Housing Precinct
3	Naismith & McCubbin Streets Inter-war Housing Precinct
4	Hansen Inter-war Residential Precinct
5	Summerhill Road Inter-war and Post-war Housing Precinct
6	West Footscray Inter-war and Post-war Residential Precinct
7	Tottenham Post-war Industrial Area Housing Precinct
8	Bottomley's Paddock Inter-war and Post-war Residential Precinct

1.0 INTRODUCTION

The Heritage Priority Projects, was the name given to the three projects which form the subject of this report, and was identified as a priority project for the City of Maribyrnong in 2019. Council tendered for consultants to carry out the Heritage Priority Projects (the Projects) in September 2019 with a scheduled completion of May 2020. Heritage ALLIANCE and a team of sub-contractors was contracted to undertake the Projects in December 2019.

The Heritage Priority Projects is divided into three separate projects –

- Project 1, Heritage Precinct Update
- Project 2, West Footscray Inter-war and Post-war Heritage Precinct Study
- Project 3, Maribyrnong Aboriginal Heritage Study Post-contact Heritage Assessments.

The consultants who carried out the Projects were; Project 1, Sera-Jane Peters of heritage ALLIANCE; Project 2, Megan McDougall and Michele Summerton; Project 3, Dr Justin Shiner of ACHM Pty Ltd. Administration of the Projects was undertaken by Sera-Jane Peters and David Wixted of heritage ALLIANCE.

Project 3 was not completed and is not covered in these reports.

Project 2, West Footscray Inter-war and Post-war Heritage Precinct Study is the subject of this report. This report contains three sections:

1. Statutory recommendations and findings.
2. Precinct citations, Appendix A.
3. List of properties and maps for each precinct, Appendix B.

1.1 Background

The City of Maribyrnong has extensive heritage areas and a large number of individual places listed in the heritage overlay schedule of the Maribyrnong Planning Scheme. These were identified and assessed in a number of previous heritage studies, across areas in the former City of Footscray and City of Sunshine.

Early studies include the *Melbourne Western Region Heritage Study, 1986* and the National Estate funded study the *City of Footscray Urban Conservation Study, 1989*. This latter work identified places and potential precincts which should be protected in the former City of Footscray.

In 1996 Council amalgamations saw the municipal boundaries altered and expanded and areas which had formerly been part of the City of Sunshine became part of the new City of Maribyrnong. In 1999, the City of Maribyrnong undertook a Heritage Review as a result of the introduction of the *Planning and Environment Act 1996*. This extensive Review produced numerous volumes of research and assessment. The Review included:

- *Aboriginal Heritage Study,* 1999, Biosis Research Pty Ltd
- *Natural Heritage Study*, 1999, Ecology Australia and Environmental Geosurveys Pty Ltd
- *Archaeological Management Plan for early post-contact archaeological sites*, 2000, HLA-Envirosciences Pty Ltd
- *Historic Places Study* 2000-01, Seven Volumes, Jill Barnard, Graeme Butler, Francine Gilfedder and Gary Vines.
    - Volume 1: *Project methods and Results*
    - Volume 2: *Environmental History of City of Maribyrnong*
    - Volume 3: *Industrial Places in the City of Maribyrnong*
    - Volume 4: *Non-industrial places in the former City of Sunshine* (Braybrook, Maidstone, Tottenham and Maribyrnong)
    - Volume 5: *Historic Places*
    - Volume 6: *Significant Trees*
    - Volume 7: *Research on additional places identified in Volume 5(*Appendix A)

The Historic Places Study expanded on the earlier 1989 Urban Conservation Study for the City of Footscray and mapped a number of precincts and individually significant sites across the City which were subsequently listed on the heritage overlay.

In 2019, Council undertook *The West Footscray Heritage Feasibility Study*, which investigated the West

Footscray Neighbourhood plan area to establish the extent of potentially significant Inter-war and Post-war neighbourhoods. The study concluded that West Footscray exhibits large areas of potentially significant Inter-war and Post-war residential precincts that should be investigated for possible listing on the heritage overlay.

This project is a direct result of the feasibility study, and is further investigating 34 streets that were identified as having over 80% of properties in each street with potential heritage significance. These streets were then assessed during this project for listing on the heritage overlay. At the time that the 2000 Review was undertaken, the listing of Twentieth Century residential areas was not common and was made difficult due to a prevailing idea that only Victorian and Edwardian architecture warranted listing on local heritage overlays. Inter-war and Post-war residential areas have recently become more common in local heritage overlays and in the last ten years there has been a large number of specifically Inter-war and Post-war heritage studies to ensure these areas have some heritage planning controls. Inter-war and Post-war studies have occurred in Brimbank, Glen Eira, Bayside, Frankston, Stonnington and Darebin municipalities, among others.

Projects 1 and 2 are a result of this changing attitude toward the listing of Inter-war and Post-war places and seeks to address an imbalance in the conservation of Maribyrnong's heritage, to include those significant areas which were developed in the Inter-war (c.1915- c.1940) and Post-war (c.1940- c.1960) periods. [These architectural periods are defined by the reference, *A Pictorial Guide to Identifying Australian Architecture*, by Apperly, Irving and Reynolds.]

Project 1 was also designed to provide Council with updated citations and statements of significance compliant with the revised Planning Practice Note 1, *Applying the Heritage overlay*. PPN1 outlines the criteria and format of a Statement of Significance and the Heritage Overlay schedule. This project revised the citations for eight existing precincts and assessed a number of Inter-war and Post-war places within each precinct.

Figure 1 Location plan of area of investigation, project 2. Streets in red were identified for investigation during the West Footscray Heritage Feasibility Study.

1.2 Brief

The brief for Project 2 formed part of Council quotation 1058-20, issued on 21 September 2019.

Project 2 – West Footscray Inter-war and Post-war Heritage Precincts Study

The brief for Project 2 was to investigate, record, assess and make recommendations for Inter-war and Post-war precincts across 34 streets in West Footscray (Approximately 1100 houses.) The project was to provide an assessment of the heritage values of each house in the entirety of each street, including streetscapes and infrastructure and provide recommendations for listing them in the Heritage Overlay as heritage precincts. The citation for each precinct was to include a statement of significance, description, history, mapping and recommendations, that would comply with Planning Practice Note 1 – *Applying the Heritage Overlay*.

1.3 Limitations -Covid-19

The primary limitation of the study was the unfolding global pandemic of Covid-19 during March, April and May 2020, and the associated requirements for social distancing, work-from-home and restricted movement from June to December 2020. This occurred at the mid-way point of the project just prior to the lodging of a first draft of the report. This has had a range of impacts, including the closure of libraries, archives and historical societies, restricting the ability of consultants to undertake fieldwork and consultation and technical issues as consultants

and council staff began a process of working from home. Some assessments were necessary using desktop means rather than ground-truthing and some historical resources became unavailable. In general however, most research had been completed prior to the Victorian Government declaring a State of Emergency, and where possible, online historical resources were substituted. The scheduled completion date was extended as it became clear that an amendment process might not occur until such time as the lockdown restrictions were eased.

1.4 Study Team

The study team who prepared this Project 2 report comprised:

Megan McDougall	Research and assessment
Michele Summerton	Research and assessment
Sera-Jane Peters	Project management
Kristianna Scheffel	Layout, maps and editing

1.5 Copyright

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Figure 2 18 Summerhill Road, Maidstone

Figure 3 22 Coral Avenue, West Footscray

2.0 METHODOLOGY

> Inadequate heritage schemes are leaving Melbourne homes from the golden age of the Great Australian Dream vulnerable, with a pair of post-war houses paying the price this month. This is the verdict of the National Trust of Australia's Victorian branch, which said several council's schemes were still informed by outdated studies from the 1980s, 90s that "didn't even look at 20th century architecture". Chief Executive Simon Ambrose previously labelled Bayside City Council's voluntary nomination approach to preserving 1950s and 60s residences a "cop out" that left "huge gaps, which will continue to emerge every time a significant place comes under threat." *Herald Sun*, 18 May, 2020.

2.1 Inter-war and Post-war heritage assessment

The purpose of this project was to assess the heritage value of Inter-war and Post-war suburban housing to residential areas of West Footscray, and recommend places for inclusion on the heritage overlay. For this project this meant assessing streets where there was a high proportion (over 80%) of intact Inter-war and Post-war period housing for new residential heritage precincts.

In the time since the previous Municipal heritage review in 1999, there has been a move within heritage circles to include more Inter-war and Post-war housing on heritage overlays. The quote by the National Trust above is an indication of increasing awareness of the need to undertake C20th studies. The 1999 Maribyrnong Heritage Review listed the significant architectural periods of the Municipality as Late Victorian, Edwardian and the Bungalow Era Post World War One. [Butler, 1999 Vol 5, pp.19-21] Domestic housing from the 1930s to the 1970s was not considered to be significant to the City of Footscray at the time, although the importance of worker's housing estates and Government provided housing estates were recognised as significant in precincts such as the War Service Homes Precinct. A number of other residential precincts were created and included at Clause 43.01, that did not include Inter-war and Post-war places as contributory.

In the intervening 21 years, the inclusion of housing from the later Inter-war (1930-1940) and Post-war (1940-1960) periods on heritage overlays has become more common. In the last ten years, a number of municipalities have conducted Inter-war and Post-war heritage studies, to assess whether these areas and housing types, should have heritage controls. Inter-war and Post-war studies have occurred in Brimbank, Glen Eira, Bayside, Stonnington and Darebin municipalities, and Post-war studies have been done by Frankston, Bendigo and Melbourne Councils. Most people have no trouble understanding why Heritage Overlay controls protect large areas of Victorian, Federation and Inter-war houses in Melbourne. They can see some beauty in the housing types of these periods, where the houses have high ceilings, decorative designs, feature windows, steep roofs in terracotta and iron and elegant arrangements of verandahs and porches. The value of these streetscapes is clear and these suburban areas are sought after residential areas fetching high prices.

Recommending large precincts of Post-war housing for the heritage overlay is not so usual and in some municipalities even the listing of one or two individual Post-war houses has received a lot of community resistance such as in Bayside. From a heritage values perspective, there is a straight-forward argument that the implementation of heritage controls in areas of Post-war housing, is based on the same heritage criteria as those areas of Victorian, Federation and Inter-war housing. The application of heritage criteria for assessment of values is the same, regardless of the time period which has elapsed since the place was constructed.

The Inter-war and Post-war places assessed during the course of this study were constructed between 1920 and 1970, (the inclusion of 1960-1970 reflects the continuation of similar Post-war housing design into this decade). For those places built in the Inter-war period there is little argument about their heritage value. The elaborate bungalows in Naismith Street, for example, with generous proportions and decorative bay windows, gable ends and verandah details, are easily appreciated. However it is a different case with those residential areas built during the Second World War and in the immediate years following the war, when austerity measures were in place. The houses of the immediate post-war period are generally plain and unadorned, lacking the numerous decorative elements of the inter-war period. Although there is now a recognition of the many modernist architects working at this time and the value of the few examples which remain of their work, this study is

concerned with those houses and streetscapes which were built as part of multi-lot subdivisions and project home developments, built by local builders such as Anders Hansen and others, largely without the aid of known architects.

The simple free-standing bungalows which were constructed at this time, are representative of an important period in the City's development and are a recognizable housing type which reflects community tastes, historical circumstances and the development of post-war suburban Melbourne. These places have, with the passage of time, accumulated cultural heritage values. However, for many in the community, the immediate Post-war housing and streetscapes of West Footscray, is not yet generally accepted as having heritage values as it is still remembered as the housing that was built by parents and grandparents in straitened circumstances. By the time the austerity period was over in the 1960s, the houses such as those constructed in the Laughtons Precinct, are more elaborate with decorative brickwork and chimneys, and wrought iron balustrades and grille columns. They also have matching brick fences and garages. These designs reflect a more optimistic and positive period, and the effect of Post-war migration.

Some people will be of the opinion that these areas of Inter-war and Post-war housing in West Footscray are un-lovely and the austerity of some of the house designs are not 'worthy' of protection. Developing an understanding of the value of the Post-war austerity house in particular, will require a process of education, explanation and clear articulation of cultural values. It is accepted that in every place, and for each generation, the recognition of heritage value takes some time.

2.2 The post-war suburban bungalow in West Footscray

Among heritage professionals and those concerned with architectural typologies, there is little exploration of the styles and types of suburban Post-war housing, which for West Footscray is dated as 1940-1970. Most writers and architects are still referring to the types which were expounded by Robin Boyd in 1952. In his seminal book, *Australia's Home*, (reissued in 1968), Boyd dealt with the development of housing styles in Australia and Melbourne in particular. He describes three styles in the Post-war period which are found in the City; the Waterfall Front, Post-World War II Austerity and L-Shape. Within these styles there is a number of recognizable variations in West Footscray which reflect the nature of the West Footscray community at the time

One of these variations is that of 'Post-war Migrant Housing', which has been identified in other typologies as 'Mediterranean' and 'Immigrants Nostalgia'. [Apperly, 1994, p.270] For the purposes of this report the authors have relied on the identification and description of this type by Mirjana Lozanovska and her work in *Migrant Housing; Architecture, Dwelling, Migration*, 2019. Her description of this sub-type of Post-war house, removes the pejorative nature of some of the architectural descriptions of this sub-type and reflects a broader understanding of the origins of migrant communities in Melbourne and their histories.

The assessment and protection of post-war period places has benefitted from the work undertaken in past decades by State Government agencies such as Heritage Victoria, to provide thematic context to the post-war period. This work includes the 2008 *Survey of Post-war Built Heritage in Victoria*, and *Victoria's Post-1940s Migration Heritage Study* of 2011. These highlighted a number of themes which are important to the development of post-war places, including; post-war housing crises, the development of new building materials and technologies, post-war migration, the development of architectural modernism and C20th suburban development.

Much of the focus on Post-war housing in recent years has been on protecting individual examples of modernist architectural gems which reflect the development of a truly Australian idiom in housing. In established post-war suburbs of the 1950s such as Beaumaris, Eltham, Mount Eliza and Kew, wealthy clients employed modernist architects to design unique homes which are now the subject of coffee-table books and specialist real estate agents. This study is not focused on the work of significant architects and the buildings they designed. This is a study which focuses on the suburban housing that was developed during an important period of industrial and demographic growth and migration, and which reflects the aspirations, tastes and needs of a growing community of middle-class workers in West Footscray.

The dominant style of Post-war house chosen by these workers in West Footscray was called by Boyd, *Post-World War II Austerity* style. [Boyd, 1968, p.121] The typical design is a double or triple-fronted brick veneer or

weatherboard house, single storey, usually with a cement tile roof, free-standing in its own garden allotment with space for a car in a side garage. As noted by John Archer in his history of the Australian house, the newly improved technique of brick veneer construction, essentially a timber frame clad with brick instead of weatherboard, provided economy, speed and simplicity to a standardised building process, producing houses with a solid, confident appearance. For many suburban homeowners, brick veneer construction provided a certain prestige without the price. [Archer, 1988 pp200] In West Footscray however, brick veneer is not the most popular style of housing. It is the even cheaper weatherboard house in a combination of double and triple fronted styles which ape the more substantial brick veneer styles described by Archer and Boyd. The Post-World War II Austerity style, was scaled back and made even more economical in West Footscray with a reduced size, lightweight cladding, less ornamentation and smaller timber sash windows.

There were chronic shortages of all building materials during the war and immediately after. There were also government restrictions on the sizes of houses until 1952, with the floor area of new houses being limited to 1200 square feet for a timber house and 1250 square feet for a brick house. This resulted in economic plans, with hallways and verandahs no longer included. Ceiling heights had been gradually reduced since the turn of the century and were now typically nine feet. [Cuffley,1993. p.73] Robin Boyd describes the Post-World War II Austerity style as the result of economy. Material shortages and economy of construction ruled every detail. Windows were standard timber or steel; the porch reduced to a small cantilevered hood above the door, plain red bricks, cement tiles, cream-painted trims, glazed-tile porch. There was little pretentiousness or exaggeration. [Boyd, 1968, p.121]

The house shown below is from an illustration in John Lack's *History of Footscray*, and is the embodiment of City of Maribyrnong Post-World War II Austerity housing. It was built by Anders Hansen who had been a prolific builder of Inter-war bungalows with hipped roofs and projecting fronts, ornate windows in bays and bows and ornamental porches and verandahs. In the post-war period, he has built a house which is stripped back to its bare bones and displays all the economy of detail that is described by Boyd and Archer above. The only concession to decoration is the rendered column to the tiny recessed porch, which reflects the detail of some of his Inter-war bungalows in places like Hansen Street. As Boyd commented in 1968, this is the traditional house shape at the end of the road. [Boyd, 1968, p.121]

Figure 4 A weatherboard Post-World War II Austerity house built by A.Hansen for Jack Waters in Roberts St, West Footscray, c.1947. Source, John Lack, p.337

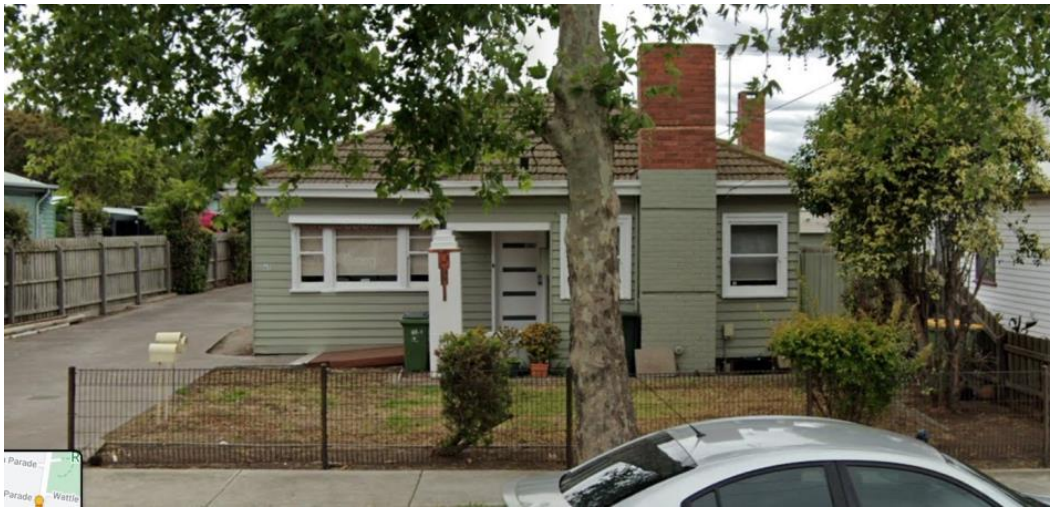


Figure 5 47 Roberts Street, West Footscray today. The house remains much the same but the block has now been subdivided and at the rear is a set of units. Source, Google Streetview, sourced 18 Nov 2020.

2.3 Criteria and thresholds

The methodology the consultants applied to heritage assessment followed the usual heritage review process of field recording, heritage assessment and statutory recommendations. It was undertaken in accordance with the *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance*, 2013 and the *Victorian Planning Provisions Practice Note No.1* "Applying the Heritage overlay", August 2018 (PPN1).

PPN1 specifies the assessment criteria for places to be included in the Heritage Overlay schedule, how to write a Statement of Significance and new requirements to have Statements of Significance incorporated in the planning scheme for each heritage place included in a schedule to the heritage overlay. This was the guiding document for the project. The PPN1 criteria are:

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

When assessing houses for inclusion in a precinct heritage overlay, it is essential to apply a threshold to assist in determining if a place has the values which would meet the criteria of PPN1. These thresholds can be summarised as architectural and historical character, potential contribution, streetscape patterning, authenticity/integrity, streetscape continuity and thematic representation. These themes have been developed in response to the Inter-war and Post-war housing that has been identified in the City, the historical themes of this period and the particular material conditions of the area.

The consultants applied a number of thresholds to the assessment of whether places are contributory or non-contributory to precincts, based on fieldwork and the nature of the areas being assessed. These thresholds respond to the amount and nature of change and adaptation present in the streets. The thresholds take into account other similar precincts in the City of Maribyrnong and places within these precincts. The thresholds identified for the project are:

- Character - The building makes a positive contribution to the cultural heritage significance or character of the precinct, as it conforms to the typology of built fabric, or history of development of the precinct.

- Potential - The building has the potential to make a positive contribution to the precinct. This may mean the building is currently in poor condition, or has been altered in a reversible way. An example of the latter would be a house where a faux brick cladding had been applied over the original weatherboards. Other changes such as replacement of the original roof cladding, are also potentially reversible.

- Pattern - The size, proportions and setback of a house on the site helps to establish the pattern or rhythm of the street. A house which has had significant loss of original fabric may still contribute to the precinct in its size and proportions, roof form, cladding and type, as well as the setback.

- Authenticity – A building must have a level of authenticity and integrity to be considered contributory. This is the amount of original design and fabric that remains. Recent infill buildings, if they are in a heritage style, and fit well into the streetscape, are not considered contributory because they lack integrity of fabric and design. Similarly, second storey extensions that are set too high or too far forward in original roof lines, may reduce the authenticity of the place.

- Continuity - A house from a later period in a mixed streetscape, (rather than in a homogenous streetscape) with a range of styles of housing stock from different periods, may be part of a continuity of development of housing types. A single Victorian house in a precinct of Inter-war places may be considered contributory, because it illustrates an earlier history, and evolution of the place.

- Thematic representation - In a relatively homogenous precinct, a house which is stylistically different but represents a particular historic theme for the municipality, for example Post-war Migrant Housing, may be considered contributory.

2.4 Fieldwork

Project 2 required that 1100 houses were photographed and inspected from the street. The large number of individual properties and a very short timeframe necessitated splitting the workload and number of streets between two consultants. Each consultant undertook desktop research using Google street view and realestate.com before undertaking the task of photographing every house in their allocated streets.

Data was entered into an Excel spreadsheet which included a description, stylistic details, a photograph, some notes on streetscape character and possible changes to fabric and a recommendation for contributory or non-contributory to the precinct. Fieldwork occurred in January, February, March and April 2020. Whilst in the field, the consultants were to make their own judgements about the boundaries of potential precincts, thematic relationships between places or precincts and which properties would be contributory or non-contributory to potential precincts.

2.5 Research

Each Excel spreadsheet included a description of building fabric, gardens and fences, probable dates, stylistic information and any known history. It also included notes such as visibility, integrity, condition, and alterations to the fabric. Some of this was undertaken as a desktop survey prior to going into the field. Street view and www.realestate.com was useful in determining if places had been altered or demolished, and provided some basic stylistic details. Due to the patchy nature of street view updates in the municipality, each house had to be photographed in-situ by the consultants prior to an assessment being made.

Research consisted of a review of the 1989 *Footscray Urban Conservation Study* by Graeme Butler, Volume 2 of the 2000 Review, *The Environmental History of the City of Maribyrnong*, and Volume 5, *Historic Places. A History of Footscray* by John Lack was consulted, as were newspapers held by Trove, and MMBW, subdivision and auction plans in the State Library of Victoria. Footscray Historical Society provided information on Anders Hansen.

2.6 Citation preparation

For each of the eight proposed precincts, a citation was prepared, which contained:

- A statement of significance which complied with the PPN1 format.
- A description that summarised the nature of building fabric, architectural style, streetscape elements, fences and gardens.
- A short history that outlined any pertinent themes from the thematic history, subdivision and settlement patterns, and a brief history of the locality.
- Comparative precincts with thematic or historical links, or stylistic similarities.
- Recommendations for contributory or non-contributory places.
- Mapping of precinct boundaries.

The PPN1 outlines how to write a statement of significance:

> 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 a 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).

This applies to precinct listings as well as individual listings. The thematic relationships between different parts of the precincts and contributory places, are usually related to the period of development or architectural typology of the places.

2.7 Precinct boundaries

The boundaries of the West Footscray Inter-war and Post-war precincts have been determined during fieldwork in 2020. The consultants were asked to assess 34 streets where over 80% of houses were considered to have potential values and determine if they had properties which would meet the threshold for listing on the heritage overlay. Eight precincts have been proposed.

These precincts vary in size and extent and have been mapped to provide the greatest concentration of contributory properties and intact streetscapes. Some proposed precincts have separate parts, which have been mapped to exclude areas with a low level of intactness and authenticity. These precincts meet the requirements of PPN1 because they have thematic and historic relationships or similarity of fabric, which is explained in a single statement of significance for the precinct. Many of the precincts have non-contiguous parts in order to exclude areas with a high percentage of non-contributory properties.

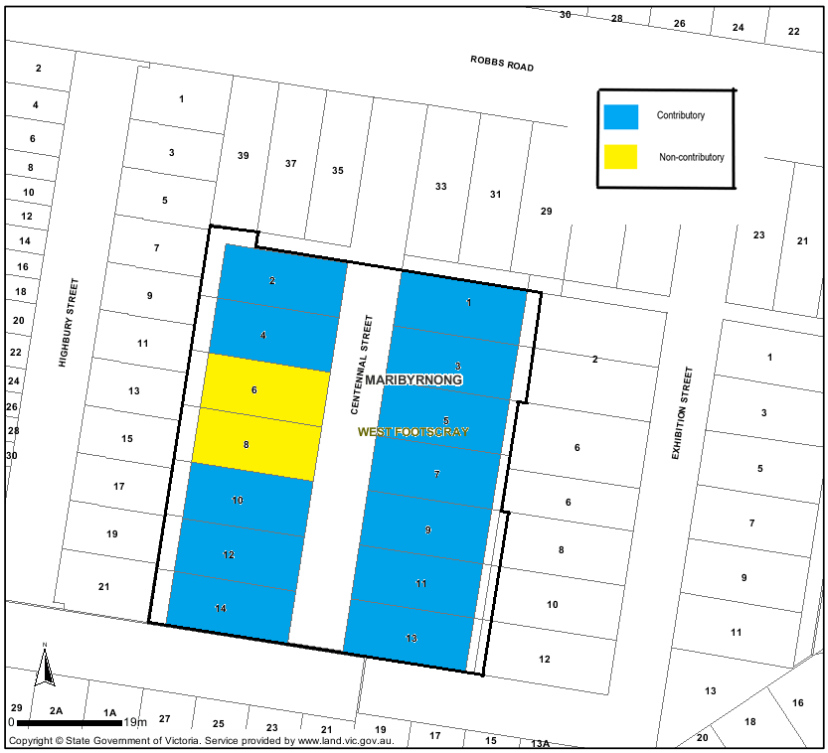
PPN1 is not prescriptive about precincts and how they should be mapped and described. There is no magic number or percentage of contributory to non-contributory properties and no rules about the way a precinct can and can't be mapped. Mapping the precincts as non-contiguous parts reflects the guidance of DELWP in excluding non-contributory properties and creating tight precincts with a high level of intactness and authenticity. Needless to say, having separate parts to a precinct means that there is less visual relationship between the parts and the idea of a precinct being a relatively homogenous streetscape area of similar housing types, that somehow presents as a cohesive visual whole, over a large area, is no longer the only form that a precinct can take. Precincts can be mapped in parts and sometimes those parts cannot be seen from one to the other.

These precincts will be listed in the schedule with a single HO number and Statement of Significance at Clause 72.04 and the HO will be mapped as separate polygons. The proposed precincts are:

1	Centennial & Duke Streets Inter-war and Post-war Residential Precinct
2	Laughton's Post-war Housing Precinct
3	Naismith & McCubbin Streets Inter-war Housing Precinct
4	Hansen Inter-war Residential Precinct
5	Summerhill Road Inter-war and Post-war Housing Precinct
6	West Footscray Inter-war and Post-war Residential Precinct
7	Tottenham Post-war Industrial Area Housing Precinct
8	Bottomley's Paddock Inter-war and Post-war Residential Precinct

The maps of the proposed precincts are included below with some precincts having more than one map, indicated by a number in brackets:

Agenda Item 9.2 - Attachment 6

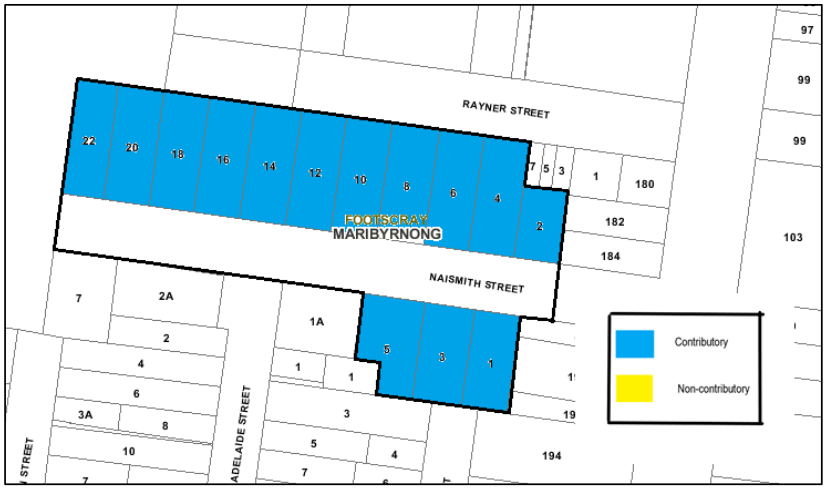


Precinct 1. Centennial & Duke Streets Inter-war and Post-war Residential Precinct (1)

Precinct 1. Centennial & Duke Streets Inter-war and Post-war Residential Precinct (2)

Agenda Item 9.2 - Attachment 6

Precinct 2. Laughton's Post-war housing precinct



Precinct 3. Naismith & McCubbin Streets Inter-war Housing Precinct (1)

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Precinct 3. Naismith & McCubbin Streets Inter-war Housing Precinct (2)

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Precinct 4. Hansen Inter-war Residential Precinct

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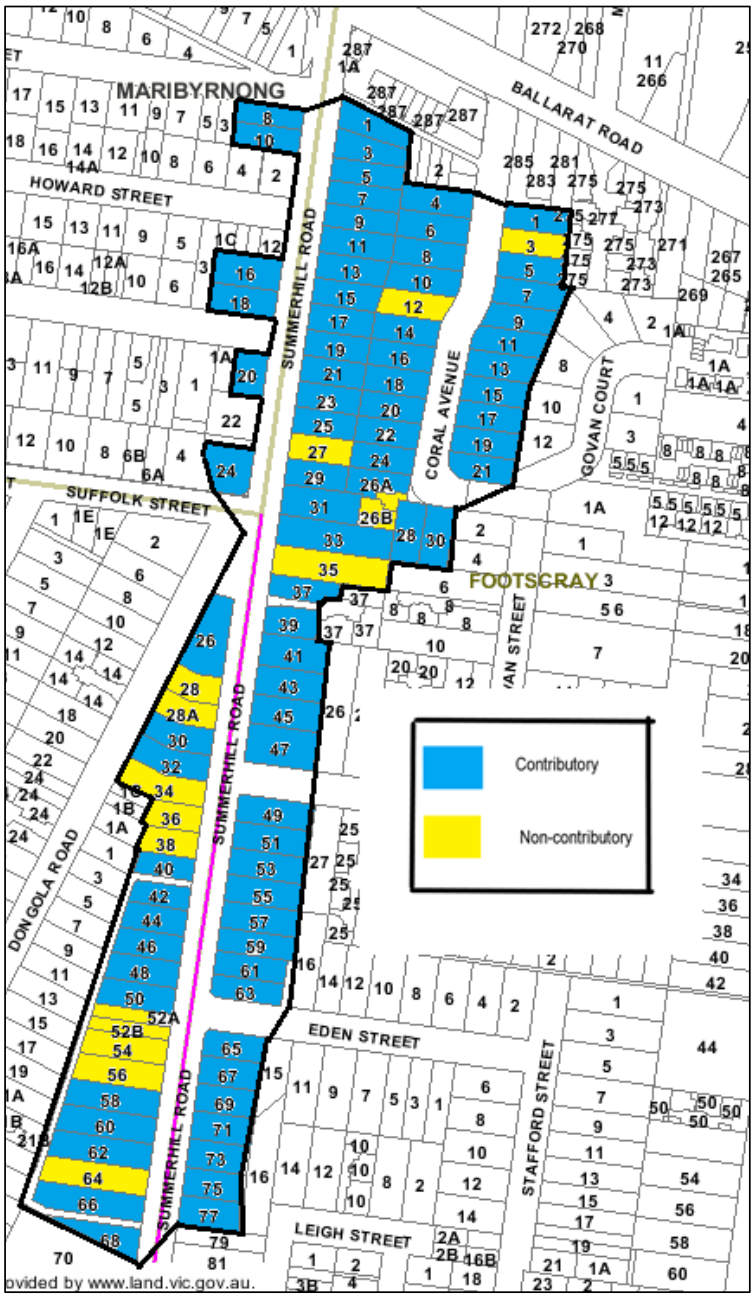

Precinct 5. Summerhill Road Inter-war and Post-war Housing Precinct

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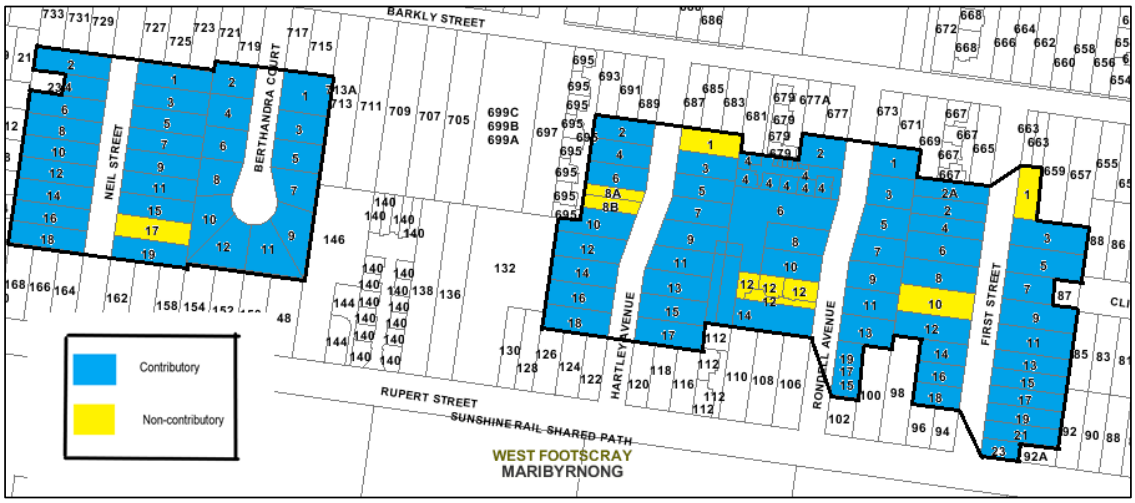

Precinct 6. West Footscray Inter-war and Post-war Residential Precinct

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Precinct 7. Tottenham Post-war Industrial Area Housing Precinct (1)

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Precinct 7. Tottenham Post-war Industrial Area Housing Precinct (2)

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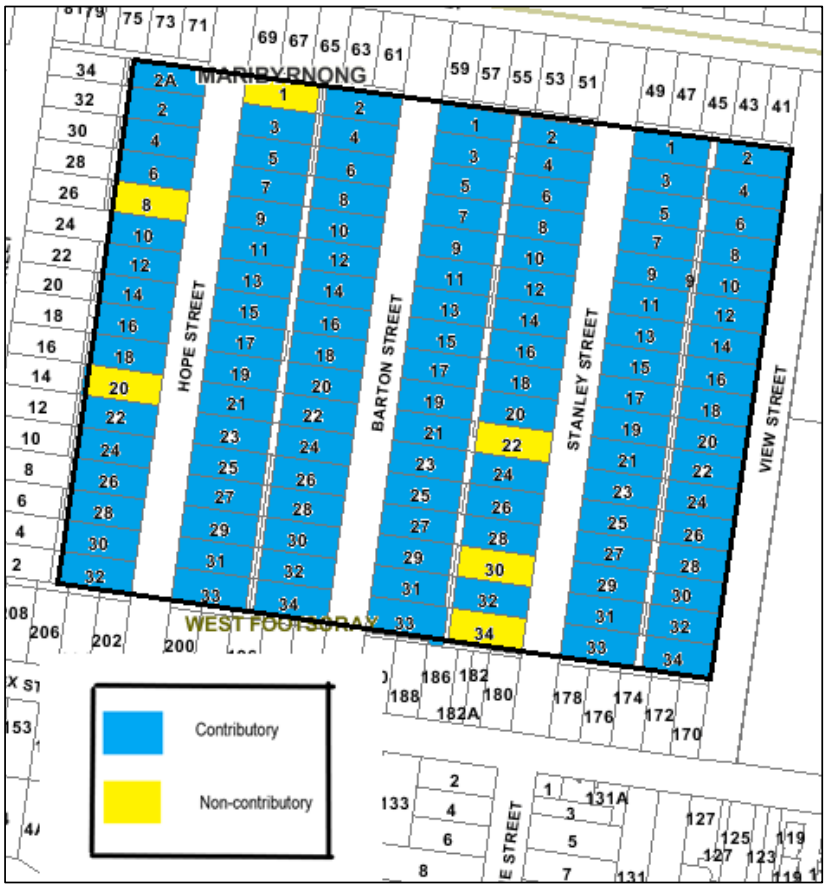

Precinct 8. Bottomley's Paddock Inter-war and Post-war Residential Precinct (1)

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Precinct 8. Bottomley's Paddock Inter-war and Post-war Residential Precinct (2)

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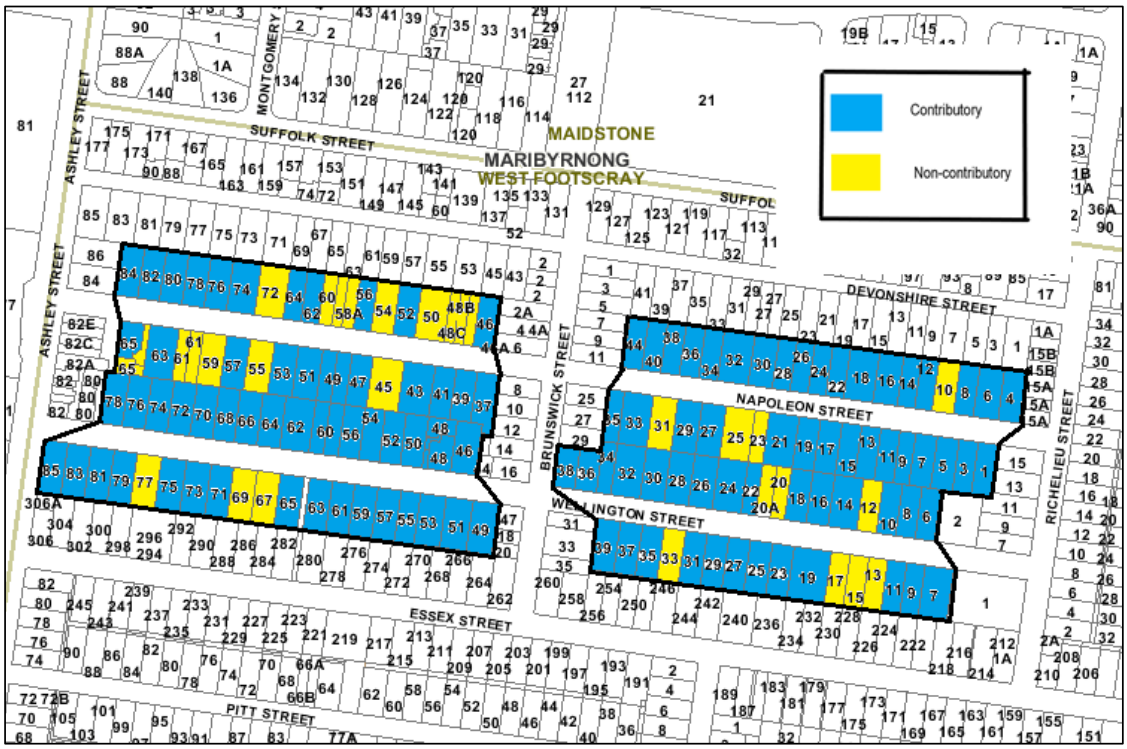

Precinct 8. Bottomley's Paddock Inter-war and Post-war Residential Precinct (3)

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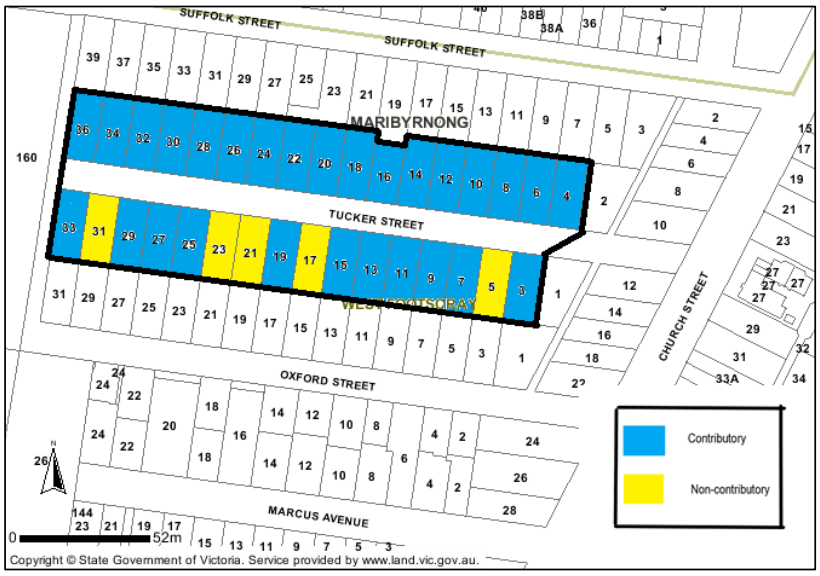
Precinct 8. Bottomley's Paddock Inter-war and Post-war Residential Precinct (4)



Precinct 8. Bottomley's Paddock Inter-war and Post-war Residential Precinct (5)

Precinct 8. Bottomley's Paddock Inter-war and Post-war Residential Precinct (6)

3.0 KEY FINDINGS

The key findings of Project 2 are that there are areas of West Footscray with significant Inter-war and Post-war fabric and distinctive historic themes which meet the threshold for inclusion on the Heritage Overlay of the Maribyrnong Planning Scheme. There are eight new proposed precincts of Inter-war and Post-war housing in the West Footscray area.

It has been found in the research for all three projects, that the Post-war history of the City of Maribyrnong is very significant and that there are areas of housing, industry and commerce, all across the City, which should be included in local heritage overlays. This is due to a number of factors including a change in the heritage industry which now recognises Inter-war and Post-war places regularly in heritage overlays and a recognition of our more recent history, such as Post-war migration, industrial development, demographic change and housing, as being significant to the history of Victoria.

In addition, there are more areas of the City of Maribyrnong and even later periods, such as the Late Twentieth Century period which saw another wave of migration and significant change in the City, and has left fabric and places which have not yet been well-researched or represented in the heritage overlay schedule.

3.1 Incorporated documents

Various structural improvements were made to the schedule to the heritage overlay as part of Amendment VC148. These changes enable a statement of significance to be listed and incorporated to assist decision making in the schedule to Clause 72.04.

PPN1 outlines the process for including the statement of significance and design guidelines in the Planning Scheme. PPN1 states:

> 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.
>
> 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.
>
> 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.

In the preparation of the new statements of significance and design guidelines for proposed precincts, Council should take into account the citations prepared as part of this study. The design guidelines which will replace the former Clause 22.01, Cultural Heritage Policy, should be drafted using the new descriptions and "What is significant" sections of the citations, to ensure that they are up-to-date and reflect the inclusion of Inter-war and Post-war places in the schedule.

Figure 6 7 Eden Street, West Footscray

Figure 7 2 McCubbin Street, West Footscray

4.0 RECOMMENDATIONS

4.1 Adoption

It is recommended that Maribyrnong City Council formally adopt this report and its recommendations and submit a request to the Minister for Planning to amend the Maribyrnong Planning Scheme.

In accordance with the Planning Policy Framework (PPF), it is state policy to ensure the conservation of significant heritage places. To do this, places, buildings and objects must be identified, assessed and documented as places of natural and cultural heritage significance, as a basis for their inclusion in Victorian planning schemes. This report outlines how the consultants have undertaken this work with regard to Planning Practice Note 1 – *Applying the Heritage overlay*.

4.2 Implementation

It is recommended that the Maribyrnong City Council implement the recommendations of this Project by preparing an amendment to the planning scheme to:

- Introduce eight precincts to the heritage overlay schedule at Clause 43.01 and incorporate statements of significance and design guidelines at 72.04.
- Introduce mapping to the heritage overlay schedule for eight new precincts.

The Amendment is required to better protect large residential areas in West Footscray by better recognising the contribution of Inter-war and Post-war heritage places within these areas. Including these precincts in the schedule to the heritage overlay, and incorporating the statements of significance and design guidelines will provide for better management of properties within the precincts. The Amendment will ensure that a planning permit is required for demolition and a range of buildings and works and that council will have a framework with which to manage heritage values.

4.3 Further strategic work

Further strategic work is required for a number of properties and streets in West Footscray which have the potential for significance. The following places were outside of the current brief but were noted by consultants for future work as they lie in close proximity to the recommended precincts:

1. Houses on Geelong Rd between Ormond Rd and Robbs Rd, West Footscray should be assessed for potential inclusion in the Hansen Precinct. They include Hansen's own house now a supported accommodation unit. On the corner of Robbs/Geelong Rd is Hansen's former office, which stood opposite the timberyard.
2. Exhibition St, West Footscray should be investigated as potential precinct. It runs perpendicular to Centennial Street and was part of the same subdivision named to celebrate Melbourne's Centennial Exhibition.
3. 9,11,13,21 Latrobe Street, West Footscray a group of Post-war houses and flats, should be assessed for possible inclusion in a precinct.
4. Shop house at No 40 Commercial Road, Footscray should be investigated for connection to the Laughton's site.
5. Other Housing Commission of Victoria housing developments in the City.
6. 69 Alma Street, West Footscray should be assessed for possible inclusion in a precinct

Figure 8 11 Summerhill Road, West Footscray

Figure 9 22 Coral Avenue, West Footscray

Appendix A Citations for eight proposed precincts

Precinct number	Precinct name
1	Centennial & Duke Streets Inter-war and Post-war Residential Precinct
2	Laughton's Post-war Housing Precinct
3	Naismith & McCubbin Streets Inter-war Housing Precinct
4	Hansen Inter-war Residential Precinct
5	Summerhill Road Inter-war and Post-war Housing Precinct
6	West Footscray Inter-war and Post-war Residential Precinct
7	Tottenham Post-war Industrial Area Housing Precinct
8	Bottomley's Paddock Inter-war and Post-war Residential Precinct

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Precinct 1.

Place name:	Centennial and Duke Streets Inter-war and Post-war Residential Precinct
Address:	1-14 Centennial Street and 1, 2, 4, 6, 8, 10, 12, 14 Duke Street, West Footscray
Place Type:	Residential precinct
Level of Significance:	LOCAL
Recommendation:	To be included in HO schedule as one precinct comprised of two areas to the extent of the mapping shown below.

Maps:

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Centennial Street, looking north from Exhibition Street. Source, M. Summerton, 2020

Duke Street, looking east from Kathleen Street. The wider street and larger allotments reflect the early 1920s period of Duke Street's subdivision. The unusually configured street has just eight houses spanning from the 1920s to the 1970s. Source, M. Summerton, 2020

Statement of Significance:

What is significant?
The Centennial and Duke Streets Inter-war and Post-war Residential Precinct in West Footscray contains a well-preserved collection of houses which demonstrate important themes in the historical development of West Footscray and its history of quarrying, from the late nineteenth century to the post-WWII years.

The precinct comprises two streets which reflect different subdivision patterns but similar historical processes. Centennial Street is a short street subdivided in the year of Australia's centenary in 1888 for workers' housing. It retains its modest-sized, nineteenth century allotments, gutters and kerbs laid with bluestone pitchers and evidence of rear lanes. All of the weatherboard bungalow houses date to the inter-war and early post-war periods. Duke Street is a small, broader street with nature strips and an unusual street alignment. It was subdivided in the twentieth century and its small number of larger weatherboard and brick houses stand on sizeable allotments subdivided in the twentieth century and display a range of styles from the inter-war and post-war years. The following elements contribute to the significance of the precinct:

Late Victorian streetscape (1888)

- Gutters and kerbs laid with bluestone pitchers and evidence of bluestone rear lanes (Centennial Street)

Inter-war bungalows (c.1915-c.1940)

- Single storey free-standing bungalows.
- Hipped and gable roof forms clad with corrugated iron or terracotta tiles; terracotta roof finials (one example); eaves with exposed rafters; detailing in gables, such as half-timbering.
- Simple, square red brick chimneys.
- Prominent verandah under front roof form or separate flat roof; sturdy cement rendered verandah piers or timber posts; rendered half walls, fretted timber friezes.
- Glazed single or double front doors accessed through front verandahs or side entrance through recessed porch identified by an awning or gablet.
- V-notch decoration to front weatherboard walls; block front decoration to front weatherboard wall (one example).
- Timber-framed double-hung sash windows, sometimes fixed centre pane with side sash windows; lead-lighting to window panes; facetted bay window with bow (one example), awnings.

- Front fences constructed of steel wire mesh on metal tube frame; woven wire on timber posts, timber battens.
- Gates manufactured from plain woven wire supported by timber posts.
- Front garden settings with paths to verandahs.
- Driveways with dual concrete wheel treads (Duke Street).
- Nature strips with lawn (Duke Street).

Post-war Austere houses (c.1940-c.1950)

- Single storey, free-standing double and triple fronted weatherboard houses with hipped roofs.
- Small porch in "L" alcove under slope of roof or separate flat hood.
- Roofs clad with terracotta tiles, concrete tiles simulating terracotta, or corrugated iron.
- Undecorated weatherboard walls.
- Prominent chimneys in cream or red brick (Duke Street; chimneys absent in Centennial Street).
- Cream, red brick or rendered porch piers.
- Steel-framed casement windows, metal-framed awning windows; 3-light windows with fixed centre pane and side sash windows.
- Timber-framed front doors with glazing.
- Modest use of wrought iron for gates, verandah grille columns and house numbers.
- Low brick front fences; manganese brick detailing.
- Garages built of cream brick or timber with hinged doors (Duke Street).
- Dual concrete wheel treads with lawn centre strips (some subsequently filled in with concrete) (Duke Street).
- Nature strips with lawn (Duke Street).

Post-war houses (c.1940-c.1965)

- Single-storey free standing houses with triple and quadruple, hipped roof forms; concrete or glazed terracotta roof tiles.
- Prominent brick chimneys with shaped tops.
- Cream brick walls or salmon coloured wire-cut brick walls; manganese brick detailing.
- Large steel framed casement, or aluminium framed sliding windows; corner windows.
- Small porch in "L" alcove.
- Low brick front fences with short brick piers flanking driveways.
- Concrete path curving to front porch, concrete driveway.
- Wrought ironwork used for fence trims, gates, front verandahporch balustrades and posts, and for house numbers.
- Concrete driveways, or drives with dual concrete treads and lawn centre strips.
- Matching brick garage.

How is it significant?
The Centennial and Duke Streets Inter-war and Post-war Residential Precinct is of local historic and architectural (representative) significance to the City of Maribyrnong.

Why is it significant?
The subdivision and settlement patterns of both streets are associated with the resurgence of Footscray's quarrying industry in the late nineteenth century and its transferral to West Footscray, where David Munro and John Robb opened two of the largest quarry holes. The streets help to illustrate the changing fortunes of the stone industry during this period from a large-scale activity central to Footscray's identity and economy to the closure of the quarries in the twentieth century, their conversion to rubbish tips and then parklands and the growth of housing on their fringes. (Criterion A)

Centennial Street is distinctive for its historical link to the official celebrations held in Melbourne in 1888 marking the centenary of European settlement in Australia and for the remnants of late Victorian period infrastructure that typify nineteenth and early twentieth century subdivisions. (Criterion A)

The precinct is of architectural (representative) significance for its collection of Inter-war and Post-war residential buildings, which demonstrate a progression of suburban housing styles and ways of living in the twentieth century in their form, scale, materials and setting (Criterion D)

Description:

The Centennial and Duke Streets Inter-war and Post-war Residential Precinct comprises two short streets near Hansen Reserve, West Footscray.The older Centennial Street, on the east side of the reserve, runs off Robbs Road. The street retains its nineteenth century plan of small allotment sizes with depths of 75 feet and frontages of just under 33 feet wide. There is no allowance for side driveways, although some residents have created space for a car in their front yard. The narrow width of the street also, does not allow for nature strips although in recent years the council has added trees, which stand at intervals on each side of the street with protective concrete edging. The gutters and kerbs are laid with bluestone pitchers, and some edges of the concrete footpaths show evidence of earlier asphalt coating. There is also evidence of the 10 feet wide, nineteenth century rights-of-way that once ran behind the houses on each side of the street. The land has since been sold to residents but the entry points can still be discerned, as most clearly shown by the bluestone pitchers leading into the additional land incorporated into number 1 Centennial Street.

The modest single-storey houses share the same set-back from their front fences lines and present to the street as a visually cohesive blend of two variations of the bungalow form. The earliest houses illustrate the Californian bungalow style with dominant street-facing gables, while the balance typify the austere character of the early post-war years with simple L-shaped forms, hip roofs and small front porches. The gable roofs are typically of corrugated iron, the hip roofs terracotta or cement tiles. With the exception of the Californian style bungalow at number 10, the houses do not have chimneys and there is no evidence to show that they were originally included. All are characterised by economy of form, fabric and detail and with the exception of the house at number 8, all were originally constructed of weatherboard. The weatherboard dwelling at number 6, formerly the Whitten family residence, has been replaced by a rendered brick house built in a style which is incompatible with the character of the precinct. Less intrusive and reversible alterations in the street include replacement of front windows, doors and front fences. Most of the front fences remain low in height and some original examples remain in situ.

A fire hydrant installed by the Melbourne and Metropolitan Board of Works sometime prior to the 1960s is a discreet feature of the streetscape. It stands in front of the original, low brick front fence of the house at number 14. Constructed between 1945 and 1950, this near intact L-shaped house reflects the post-war austerity of the period and its terracotta roof is a fine example of the prevailing hipped and tiered style. It stands opposite number 13, which was built at the same time. Although it conforms to the L-shaped, asymmetrical forms of the street's post-war houses, it is atypical for its prominent, high pitched gable roof suggestive of the Old English or American Colonial style and its overall appearance is a less austere response to the conditions of the period

Duke Street is on the south side of Hansen Reserve. It connects with Bruce and Kathleen streets and together the three streets form an unusual "U" configuration. The streetscape reflects this period of development with its wider roadway, provision of nature strips and use of concrete for kerbs and gutters, features which are in contrast to those of the nineteenth century Centennial subdivision. A right-of-way on the north side of the street runs between the houses at numbers 8 and 10 and connects to Wattle Street. It once also provided access to a lane behind the houses on this side of Duke Street which is now closed.

The houses have deeper setbacks than those in Centennial Street and stand on larger blocks in relatively generous garden settings with side driveways and a garage, typical of streets subdivided and planned during the inter-war period. Five houses are of weatherboard construction, the other three are brick veneers. The earliest, at numbers 6 and 12, are reasonably early variations of the popular Californian Bungalow style. Number 6 is asymmetrical in form with a large corrugated iron roof sloping down over a front verandah, projecting gable with timber battening, exposed roof rafters, tall red brick chimney and v-notched boards on the front elevation. The tall steel tube and wire mesh fence, which stands at the driveway entrance, appears to be original. Number 12 is notable as a particularly fine and intact example, combining Californian Bungalow and Federation styles. The terracotta roof finials and timber block facing on the front facade refer to the earlier Federation period, but most of the features, including the v-notched weatherboard detailing also on the front

façade, hipped pyramidal roof form, projecting gable with battening, bow window, rendered verandah wall and pillars with brick motifs, glazed double front doors, exposed rafters and red brick chimneys, are characteristic of the Californian Bungalow style.

Three relatively large weatherboard, single-storey houses at numbers 2, 8 and 10 illustrate a renewal of building activity in the street after a gap of more than twenty years. Their design is representative of the period when post-war austerity prevailed and the bungalow was stylistically stripped to its bare essentials. Two are similar, unremarkable responses to the constraints of the times, being basic assemblies of asymmetrical weatherboard forms, one double-fronted, the other triple-fronted, both with a verandah across the front instead of the small porch that usually characterises the style. Their windows are not original, but are probably the same size as the timber or steel frame versions they replaced, being typically larger than inter-war bungalows. These and other alterations including verandah details and number 10's front fence are possible to reverse. By contrast, the similar sized, double-fronted house at number 2 is highly intact in fabric and detail, and demonstrates the austere style to a high degree. It stands on a double block with a wide nature strip at the front and is distinguished by three large steel framed casement windows on the front facing rooms. The hip roof is clad with concrete tiles and projects on one side. The simple small flat-roofed porch has steel tube supports and handrail with an associated side wall and steps constructed in variegated bricks. The chimney has the same bricks, but the front fence to the street is a solid low wall of basalt combining field stone and quarried fragments in mortar. The unique structure is a physical record of the local landscape, evoking a past characterised by stony plains and quarrying. The side drive with wrought iron gates leads to the original garage of the same weatherboard construction, with large hinged doors.

The last of the street's houses at numbers 1, 4 and 14 demonstrate the evolution of the bungalow type between 1950 and 1970 as multi-fronted brick veneers. Number 4, the earliest, is an intact example of triple-fronted cream brick construction with matching low brick fence and garage. Clad with glazed terracotta tiles, the hip roof presents to the street as three extending tiers, with the entrance to the house recessed in the middle tier and enhanced by a modest porch with a flat curved canopy. The set of large steel frame casement windows typically includes corner windows. Concrete is used for the porch steps, driveway and garden edging, which remains intact. Changes to the original fabric include removal of the driveway gates (probably wrought iron), replacement of the front door and garage door, and the addition of pull-down metal window shutters, all of which are easily reversible.

Number 1 Centennial Street is one of three Californian Bungalows in the street characterised by a single broad, street-facing gable. The side drive occupies land originally set aside in the nineteenth century as a right-of-way. The bluestone pitchers provide evidence of its former existence. Source, M. Summerton, 2020

Number 1, which occupies a wide-fronted block, dates to around 1960 and was built with a number of similar features, such as the triple-fronted form, hipped roof with glazed tiles, corner windows and low brick fence and additionally includes a prominent brick chimney with a curved top. Several external alterations are visible but they are potentially reversible and the house continues to demonstrate the principal characteristics of the multi-fronted brick veneer style. Number 14, the last house constructed in the street, dates to the mid-1960s and demonstrates the brick veneer style with a quadruple front, slightly different roof tiles and use of wire cut bricks. The house is largely intact, retaining original features such as metal frame windows, low brick front fence and garage. Superficial alterations include a front door and roof guttering that are uncharacteristic of the style.

Number 1 Duke Street is the only house on the street's south side. Constructed between 1960 and 1965, the triple-fronted brick veneer has a waterfall-style chimney with descending curves. The brickwork has since been painted. Source, M. Summerton, 2020

Number 5 Centennial Street is an intact example of the street's weatherboard Californian bungalow style houses, featuring a broad, street facing gable, sash windows, corrugated iron roof, modest side entry and original steel pole and mesh fence. Their short set-backs exemplify the distinctive visual character of the streetscape. Source, M. Summerton, 2020

Number 13 Centennial Street, on the south-east corner with Exhibition Street, was built between 1945 and 1950. At least seven other weatherboard houses were built in the street at the same time, all sharing the popular L-shaped, asymmetrical plan that characterised the post-war period, with roofs clad in terracotta or cement tiles, or corrugated iron. Source, M. Summerton, 2020

7 Centennial Street typifies the triple-fronted weatherboard houses built in the austere style of the post-war years. It illustrates the evolution and continuity of the bungalow type from inter-war to post-war period, combining the triple-fronted, hipped roof form, weatherboards, clinker bricks and timber-framed sash windows. The roof fabric is not original and would have been clad with terracotta or cement tiles, which typify other houses of the same style in the street. The carport and driveway are later inclusions. Source, M. Summerton, 2020

14 Centennial Street is another example of the street's collection of triple-fronted weatherboard houses, which combine inter-war and post-war features. Standing on the footpath in front of the house is the street's original 'wet barrel' type fire hydrant. Source, M. Summerton, 2020.

12 Duke Street, one of the earliest houses in the street, is a particularly fine example of an intact Californian Bungalow combining Californian and earlier Federation styles. Source, M. Summerton, 2020

4 Duke Street is an intact example of a triple-fronted, cream brick veneer with matching fence and garage. Constructed in the 1950s, the house demonstrates the evolution of the bungalow type in the post-war years. Source, M. Summerton, 2020

14 Duke Street, the last house constructed in the street, is a relatively intact example of a brick veneer bungalow with a quadruple front dating from the mid-1960s. Source, M. Summerton, 2020

History

The area now known as the City of Maribyrnong was a significant meeting place for the Wurundjeri Woi Wurrung and the Bunurong peoples and clans of the Kulin Nation. In particular, the place where the Maribyrnong and Yarra rivers join was an especially important place as it symbolised the joining of groups who would travel along the rivers. Maribyrnong is an anglicised version of the Aboriginal expression 'Mirring-gnay-bir-nong' which translates as 'I can hear a ringtail possum'. European settlement along the Maribyrnong River (known as the Saltwater River until 1913) in the 1830s had a significant impact on Aboriginal people – decimating communities, displacing families and disrupting lives. And yet in spite of this, Aboriginal culture has remained a dynamic force in contemporary society and the Maribyrnong community.

The first occupation by Europeans of Kulin Nation lands along the Maribyrnong occurred in 1839 with the establishment of a punt over what was then called the Saltwater River. When the township of Footscray was surveyed there was already a number of slaughterhouses, a hotel and a few scattered residents living beside the river. The first lands of the Kulin Nation to be sold to Europeans was 230 acres north of Ballarat Road extending to the river. In 1848 Footscray Village Reserve was named and surveyed south of Ballarat Road, near to the site of the already extant Punt Inn, belonging to Michael Lynch [Lack, p38-42].

The small Centennial and Duke Streets Residential Inter-war and Post-war Precinct occupies part of Crown Allotment 3 of Section 13 of the Parish of Cut Paw Paw, County of Bourke. An early plan of 1840 shows the parish divided into a grid of 640 acre blocks and indicates that this area was once part of the pastoral holding of early Scottish settler, Peter Inglis [Sydney C10].

Inglis, who lived on the estate 'Ingliston' near Ballan, owned and leased land all over the colony including large tracts at Dandenong, Mornington, Sandridge and Prahran as well as extensive acreage further afield, much of it tenanted to farmers [Will & Probate Papers of Peter Inglis]. By 1865, he had subdivided the southern part of his Cut Paw Paw land into farming allotments of various sizes, the smallest being closer to the Geelong Road. Those in Crown Allotment 3 on the north side of the road were among the smallest blocks, ranging in size between 7 and 14 acres [Parish Plan 1865].

Despite its proximity to Geelong Road, the land remained devoid of permanent housing for decades. In 1871 this part of Footscray, formerly known as Kingsville, was incorporated into the Shire of Wyndham and the land retained a rural character until it passed back to Footscray in 1921. Some of the early owners were small scale farmers, others owner-speculators who may have leased it to those associated with industries such as meat preserving companies wanting land for holding livestock.

Quarries had also started up in this area during the nineteenth century, like they did over most of Footscray. The entire district was like 'one vast quarry', writes John Lack, and quarry work and 'carting basalt as road metal and building stone

was the mainstay of the district economy until at least the early 1870s' [Lack, p77]. Local quarries employed half of Melbourne's quarrymen in those years, but less than a third by the end of the 1870s, when annual production dived [Lack, p84]. The colony's extraordinary economic boom in the 1880s however provided a reprieve. Huge sums of money poured into opulent and imposing new buildings and the hard, fine-grained, dark grey stone was again in demand. Two very large quarries opened along Geelong Road in the vicinity of today's Centennial and Duke Streets, one by John Robb on land now known as Hansen Reserve, the other by David Munro, not far from the Footscray West Station.

Centennial Exhibition

When the boom was peaking in 1888, Melbourne was one of the largest cities in the world and land values were as high as those in London. This confidence and wealth was reflected in the choice of Melbourne as the city in which to celebrate the centenary of European settlement on the Australian continent, instead of Sydney where this event occurred 100 years before. Further confirmation of Melbourne's status was the hosting of the Centennial Exhibition in Melbourne's Exhibition Buildings, a major international exhibition of displays of industrial, scientific and artistic progress from around the globe where Melbourne took centre stage in showing itself off to the world. The celebrations extended through the year, starting with Centennial Day on 26 January followed by the opening of the exhibition on 1 August.

The festivities also included the opening of the new Princes Bridge, Melbourne's spectacular gateway into the city from the south. Constructed by David Munro (the local quarry owner) of solid bluestone, concrete and cast iron, the bridge was one of the major projects of civic embellishment undertaken in the 1880s. Munro's achievements were seemingly endless and he also featured prominently in the exhibition:

> As usual we have to report a magnificent display on the ground taken by our well known firm of contractors, Messrs David Munro and Co. Limited. Their exhibits are of a varied kind, and comprise machinery with all the latest improvements, of special interest to farmers, sawmillers and others. They are also represented by examples of wood from the Gippsland mills, and stones from their various quarries [*Leader,* 1 September 1888, p11].

West Footscray's Centennial Estate and Centennial Street

'Centennial fever' gripped Melbourne, and land speculators driving the sprawl of the city with new subdivisions along the expanding rail and tram lines were quick to join in on the pageantry. Within days of the formal opening of the exhibition housing blocks in new 'Centennial' estates in Footscray, Oakleigh and Brunswick were announced and heavily promoted [*Herald*, 16 August 1888, p3; *Caulfield and Elsternwick Leader,* 7 July 1888 p5; *Herald,* 14 September 1888, p3].

The opportunity to purchase an allotment in Footscray's Centennial and Exhibition streets was billed as 'The Chance of a Century'. Just 3½ miles from Melbourne and adjoining the West Footscray railway station and David Munro's quarry works, various advertisements promoted the estate with the slogans 'Homes for Mechanics', 'Business and Residential Sites' and 'Undoubtedly a Splendid Opportunity to Speculators, Investors and others'. The blocks were to be sold on site on 18 August and the auctioneers, Messrs Baylee Sheville and Co. offered prospective purchasers 'an unlimited number' of luncheon invitations and passes to travel by special train to the auction [*Footscray Independent,* 16 August 1888 p3]. A week later, the *Weekly Times* reported that all the lots had sold for a price ranging between 30 shillings and 22 shillings and 6 pence per foot [*Weekly Times*, 25 August 1888, p14].

The following month, another company, McLean & Co, advertised more sites in the Centennial Estate to be auctioned on Saturday 29 September 1888 at Footscray's Royal Hall, Barkly Street. They included lots 28, 29, 32 and 33 in Centennial Street, each with a modest frontage of 33 feet and depth of 75 feet with a 10 feet wide right-of-way at the rear, and lots 16, 17, 18, 19 and 21 in Exhibition Street, also with 33 feet frontages but with irregular depths [*Independent,* 22 September 1888, p3]. It is not known if the allotments sold on this occasion, however numbers 16, 17, 18, 19 and 21, were again advertised for sale in June 1889, as well as numbers 28, 29, 32, 33 and 36, each for 25 shillings per foot [*Independent,* 15 June 1889, p5]. Perhaps this was a sign of things to come. Land sales and home building were beginning to slow down and the capacity of ordinary people to make their repayments was slipping. Highflyers were also becoming casualties of their excesses – that year David Munro became insolvent, with £500,000 worth of contracts unfilled. The boom finally and spectacularly plunged into an economic depression in 1891, just months after Footscray was proclaimed a City.

Many houses were abandoned or repossessed, values declined and subdivisions stood still with vacant land. Worse was to come in April 1893 when the Commercial Bank of Australia, which had lent money to a whole host of building societies involved in property speculation, closed its doors and went into bankruptcy.

The hard times began to ease in 1894 and by 1899 employment was back to pre-depression levels. Understandably, the modest housing blocks in Centennial and Exhibition streets had remained vacant. But even during the 1920s, when Footscray enjoyed a major land and building boom, just a few houses were constructed despite intense subdivision activity in other parts of the suburb and the proximity of Centennial Street to the railway station and the new tramline. Most of the blocks remained vacant through the Great Depression and World War II and decades after the land was first subdivided, construction activity finally gained momentum in the late 1940s.

Just two houses stood in Centennial Street by 1920, one on each side of the road. By 1930 there were three. Four stood by 1940, one a weatherboard house built at number 1 Centennial Street in 1938 for a Mrs Wood by contractors, Bastian & Richardson [Building Application, 12 May 1938]. Footscray Council's building applications for this period indicate little activity by this firm in the local area, although they do record they had recently constructed a pair of brick shops in Barkly Street. Another house was built in 1938 at number 13 on the corner of Exhibition Street by George Irvine, a despatch clerk of Footscray [Certificate of Title Vol.6200, Folio 988].

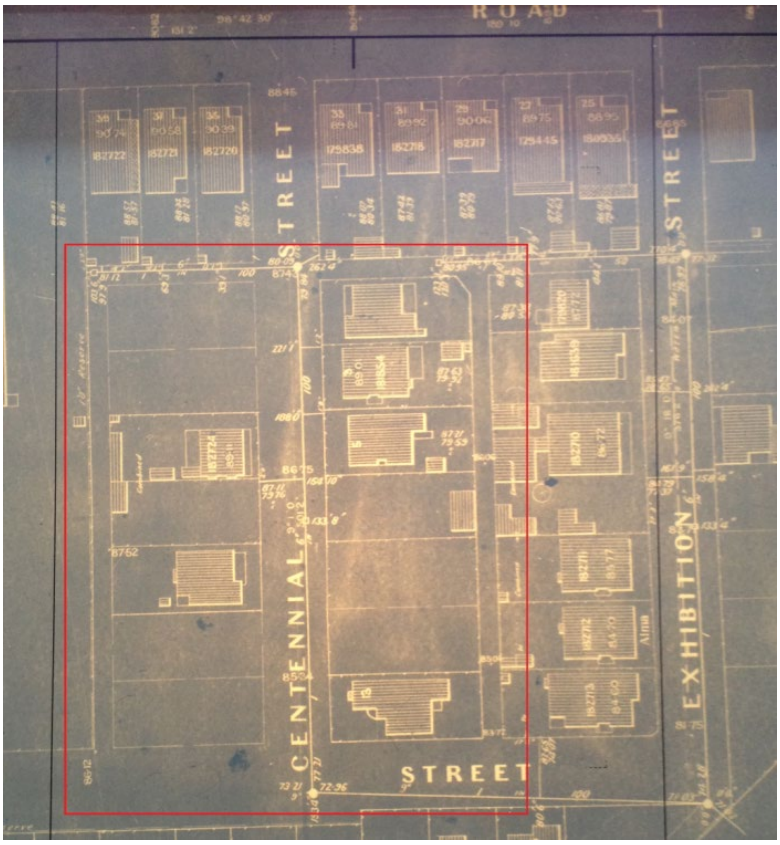
Number 6 was the only house on the west side of Centennial Street by 1940. Quarryman Edwin J Whitten and his wife and three children lived here until about 1950 [*Sands & McDougall*, 1940, 1945, 1950]. One son, Edward grew up to become the legendry Australian Rules footballer, Ted Whitten (1933-1995). The Whittens had been associated with the Centennial Estate since the 1920s. George William Whitten had lived around the corner at number 6 Exhibition Street when it had just three houses. By 1935 there were two Whitten families living side by side at numbers 4 and 6 Exhibition Street and soon after, Ted's family had shifted to Centennial Street.

John Lack refers to this neighbourhood and the Whitten's family life:

> Like many of his depression-bred generation, [Ted] Whitten came of a battling working-class family who 'lived to survive'. His father, a hard-working and hard-drinking quarryman, lost three fingers and half a knee as a powder monkey. Ted remembers the tough years of the 1930s and 1940s – going up-country with his Dad to cut and load firewood at Melton, selling rabbits from door to door for a bob …. Empty bottles collected from under the feet of crowds at the footie and cricket, brought big money – a halfpenny each at Boon Spa ….
>
> In Exhibition Street Ted and Don Whitten and the neighbourhood kids kicked sock and paper 'footballs', even rolling up their St Augustine's caps, such was their passion for the game. They religiously attended training at the Western Oval every Tuesday and Thursday night, and dreamt of playing for the Bulldogs. Ted was not much interested in school, but Brothers Greening and Dillon had encouraged his passion for football. When he left St Augustine's in 1946 he worked at a succession of labouring jobs at Angliss, Hansen's timber yard, Boon Spa, and Southern Can, where in 1949 he was spotted having a kick at lunchtime and invited to try out at Braybrook [Lack, 1991 pp344-345].

Between 1945 and 1950, a house at number 10 Centennial Street was built just along from the Whitten's at number 6, making a total of two houses on the west side of the street. By now four houses stood on the east side – numbers 1, 3, 5, and 13 on the corner of Exhibition Street. Just after 1950, the east side had six houses, and the last vacant block had a house under construction. The west side also had six houses and one vacant block, which was not built on until c.1965. The weatherboard Whitten dwelling was demolished sometime during the 1970s and replaced by a brick house. In the 1980s owners of houses in the street extended their rear yards by purchasing segments of the lane behind their allotments. One of the former entry points to the lane is indicated by remnant bluestone pitchers.

Post-war austerity characterises the style of most of the houses in Centennial Street. Built when costs were rising and materials were scarce in the immediate post-war period, their simple weatherboard, regular forms emphasize function in design and display few stylistic overlays. This economy of form reflected by circumstances of the period, is all the more accentuated in these modest dwellings by their narrow frontages and short set-backs from the street, absence of driveways and nature strips, and rights-of-way which typify the subdivisions created in the nineteenth century for humble, cheek by jowl workers' housing, but not those of the standard post-war, suburban home.



MMBW Detail Plan 3447, c.1945-50 confirms there were 6 houses in Centennial Street by the late 1940s, two of which were built in the 1920s. Exhibition Street parallels Centennial Street and then turns west to meet the south end of Centennial Street. Robbs Road is at the north end of the streets. Source: MMBW microfiche collection PROV

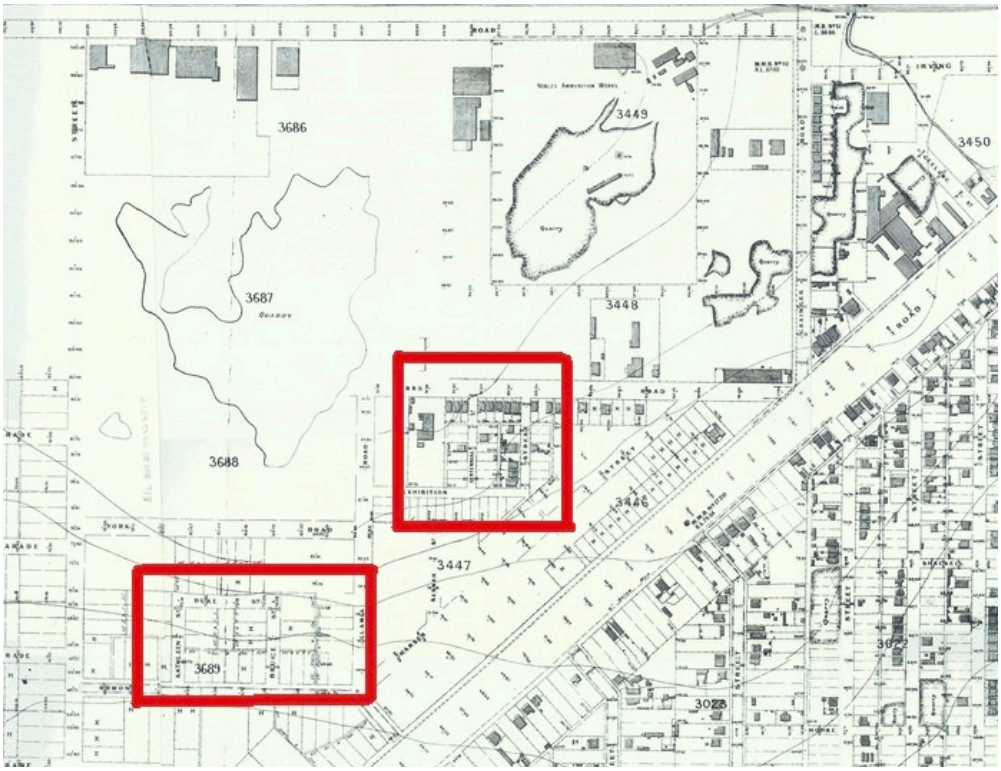
Detail of an aerial photograph of 1945 showing Centennial Street and its close proximity to the municipal rubbish tip, formerly John Robb's quarry, on the left. Source: *Melbourne 1945*

Duke Street

Duke Street once backed onto a very large quarry established in the nineteenth century by well-known contractor, John Robb. Like David Munro's quarry, it was one of several that opened in the vicinity of Geelong Road during Melbourne's

economic boom to supply basalt stone for imposing houses, offices, warehouse buildings and large infrastructure projects commissioned by the government. Labourers, cutters, masons, artisans and carters who quarried, cut, crushed, dressed and transported stone generally lived locally and during the 1880s, while basalt remained in demand, the industry developed with new technologies for blasting and boring, and various finishing processes to streamline large operations.

In January 1884 Robb advertised for quarrymen and fencers to work on the Footscray and Bacchus Marsh railway [*Age,* 4 January 1884 p8]. Building railways was his main line of work, not just in Victoria but in other Australian colonies in places as far away as West Australia and as remote as Cairns. There were also large government contracts for building South Australia's Victor Harbour Breakwater, Melbourne's new sewer works and excavating the tunnel under the Yarra at Spotswood. He came to Melbourne from Ireland in 1854, and one of his first jobs was the removal of Batman's Hill to make way for the development of Melbourne's railways [*Argus,* 19 May 1996 p5; *Leader*, 23 May1896 p24]. He lived in Toorak and his office was in Collins Street, and his name is perpetuated today in West Footscray's Robbs Road, which turns off Geelong Road and terminates at Hansen Reserve. This large area of recreational open space is the site of Robb's huge quarry that stretched over a vast acreage on the edge of Footscray.



MMBW Plan No.172, 160ft to 1in, c.1929. The two large quarries are shown at the top of the plan. Robbs Road turns off Geelong Road, passes above the Centennial Estate and terminates at the right side of John Robb's quarry. The Duke Street allotments are under the southern tip of the quarry. Source, State Library of Victoria.

Like fellow contractor and quarry owner, David Munro and many other local businessmen, Robb was a casualty of the 1890s economic depression, and like Munro died without witnessing the return to a pre-depression economy. It is not known what happened to the quarry during these difficult years nor in the early twentieth century when the economy was buoyant and Footscray's manufacturing industries boomed. MMBW Plan No172 confirms that the large quarry still occupied an extensive site in 1929 but appears stripped of all plant and associated buildings. It is surrounded by a huge buffer zone of land, which seems all the larger by the absence of suburban development. Robbs Road, on the east (left)

side of the quarry has some houses and the Centennial Estate has some too, but housing is conspicuously absent on the south side, in the vicinity of Duke Street.

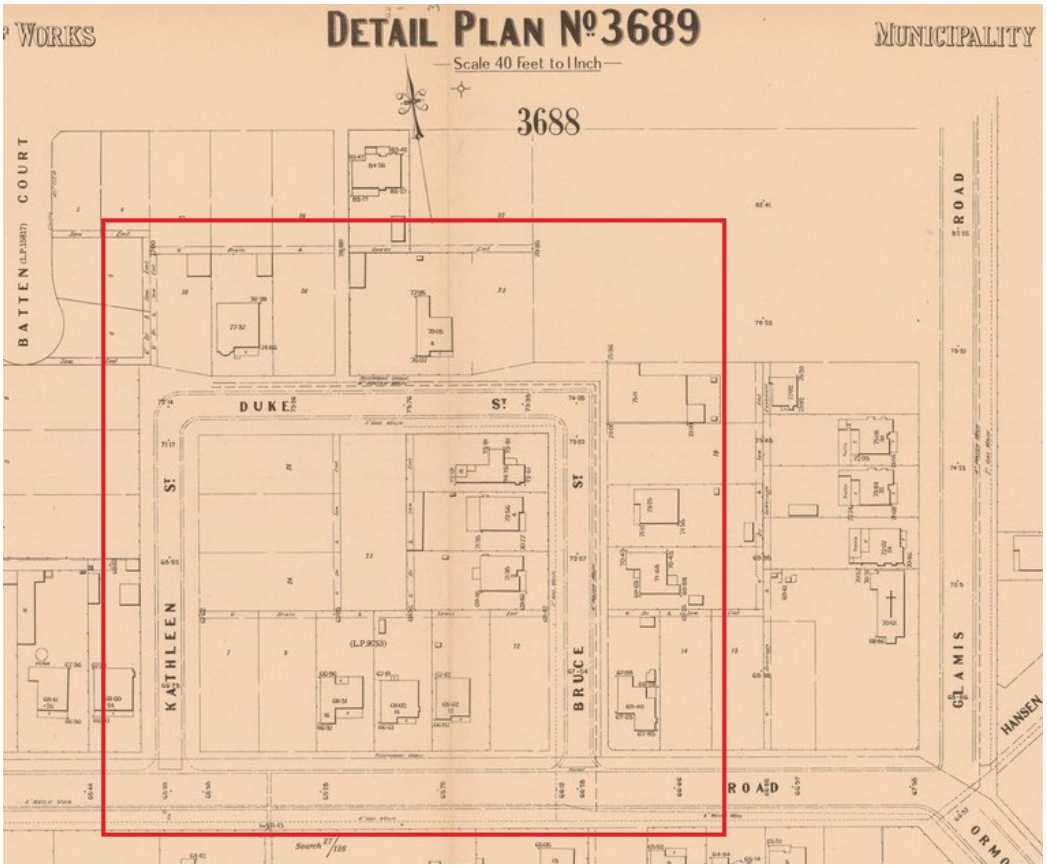
By at least 1935, people were using the 'disused quarry' as a rubbish tip. This is confirmed by a small article in the *Argus* newspaper reporting on an accident that year which involved the lorry of a carrier, Louis Hogarth, running down the slope into the quarry while he was backing it towards the edge 'with a load of shavings'. [*Argus,* 9 May 1935, p9]. It was around this time that the Footscray Council began using the tip for disposal of municipal rubbish [Lack, 'Footscray', in *eMelbourne*].

The new life of the former quarry as a tip coincides with the appearance of Duke Street in the *Sands and McDougall Directory*. According to the directory the street didn't exist in 1925 but was there in 1930 and had two houses [*Sands & McDougall,* 1925 p439; 1930 p359]. Interestingly, the occupations of both owners are given as 'cartage contractor', and it's possible their work centred on the tip. Ernest William Peacock, formerly of Stewart Street, Braybrook, purchased Lot 34 in 1927 and took out a mortgage in 1928 from the District No.82 Independent Order of Rechabites [Certificate of Title Vol 4854, Folio 409]. By 1930 he had a house on the north side of the street occupying a larger than usual suburban block. His property was originally number 4 in the street, but this changed to number 6 after he subdivided the land to create two additional blocks, one on either side of his house. An aerial photograph of 1945 shows the property with what appears to be a solid fence or wall around one side of the house. There's just vacant land between the rubbish tip and the back of his property, which has a track at the back running to an unmade road that links up with the tip entrance.

Detail of an aerial photograph of 1945 showing number 6 (right side) and 12 (left) Duke Street and their proximity to the municipal rubbish tip. Built in the late 1920s and owned by cartage contractors, Gilbert Beckett and Ernest Peacock, the houses have extensive yard space and easy access to the tip at the rear. Source: *Melbourne 1945*

A plan prepared by the MMBW in 1947 shows the house on the triple block with a large shed in the back corner. There is a right-of way at the back of the property and a lane running along the left side providing access to the newly made York Street, formerly the track up near the tip. York Street was renamed Wattle Street by 1950 [*Sands & McDougall,* 1945 & 1950]. After Ernest Peacock died, number 6 Duke Street passed to his wife, Jessie, in 1971 and since her death in 1977 it has had four owners.

The weatherboard Californian Bungalow at 6 Duke Street built by cartage contractor Ernest Peacock between 1928 and 1930. Source, M. Summerton, 2020



Detail of MMBW Plan No.3689, 1947, showing the houses of Ernest Peacock at number 6 (right side) and Gilbert Beckett at number 12 (left) and the right-of-way between them leading to the rubbish tip. Source: Map Collection, State Library of Victoria

Also built between 1925 and 1930, number 12, originally 8, Duke Street was owned by cartage contractor Gilbert Beckett. The 1945 aerial photograph and the 1947 MMBW plan indicate that the house was on a standard size allotment

with a shed in the rear corner backing onto the right-of-way. Contract carting apparently made a reasonable return in the 1920s. The weatherboard bungalow houses owned Beckett and Peacock house were by no means modest or lacking in stylistic detail. In particular, Beckett opted for a terracotta roof with ridge finials and exposed rafters, and a façade featuring block-fronting, timber notching, lead lights, bow window, rendered veranda piers with brick detailing and a rough cast, half-timbered gable.

A third house stood in the street by 1950, a post-war austere weatherboard at number 10 (formerly 6) on the left side of the lane. A fourth house, another austere weatherboard, was also under construction at number 2 on the double block of land owned by Louis Bergmann. While the functional design and stripped stylistic detail were typical of houses built the immediate post-war period, the L-shaped house was unusual for its broad frontage to the street, the size of the block and the low bluestone rubble wall serving as the front fence, possibly constructed with stone collected from the former quarry. The property also interfaced with the unusually located Craven Weaving Mills established between 1925 and 1930 at number 1 Bruce Street [*Sands & McDougall Directory*].

By 1960, Reverend B Leonard was living in the new triple-fronted cream brick veneer with matching garage at number 4, which had gone up on the left side of Bergmann. A triple-fronted weatherboard had also been built on the right side of the lane going up to Wattle Street. About five years later, a triple-fronted brick veneer with a waterfall-style chimney was built at number 1 Duke Street on the only block on the south side of the street. The last house in the street, another triple-fronted brick veneer at number 14, was constructed between 1965 and 1970.

The lane behind the Duke Street houses shown on the 1947 MMBW plan has since been closed and the land purchased by residents.

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Maps and Plans

Melbourne 1945, https://1945.melbourne [accessed 20.10.2020]
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Sydney C10, Parish of Cut Paw Paw, Hoddle, 1840, VPRS PROV 8168/P5

Thematic Context:

City of Maribyrnong Heritage Review Environmental History, Volume 2, 2000 (Barnard and Butler)

5. Exploiting Natural Resources
    - 5.1 Basalt quarrying
9. Planning and Developing Urban Settlements
    - 9.2 Private subdivisions and villages in the nineteenth century
    - 9.5 Twentieth century residential development
    - 9.7 Establishing services

Comparative Precincts:

Comparative residential inter-war and post-war heritage precincts within the City of Maribyrnong which serve to highlight the special characteristics of the Centennial and Duke Streets Inter-war and Post-war Residential Precinct include:

Queensville Estate (HO8)

Just like the Centennial Estate, this large precinct bounded by Williamstown, Geelong and Somerville roads represents two distinct periods in West Footscray's development. Both estates were created as speculative subdivisions during the 1880s boom period with their allotments promoted as investments or as ideal home sites for workers. Both however did not begin to develop with housing until the twentieth century and retained their original nineteenth century plan defined by narrow streets, relatively small allotments and. These elements remain characteristic features of the streets today along with bluestone kerbs and gutters and evidence of/or surviving right-of-ways. Both are typified by modest, free-standing weatherboard houses with common setbacks from front and side boundaries, no provision for on-site car parking and no nature strips. The Queensville Estate includes a mixture of Edwardian and Californian bungalow dwellings. The Centennial Estate combines Californian and simpler, post-war austere bungalow forms representing a slightly later period when West Footscray's worker housing was spreading to the other side of Geelong Road. Constructed on larger blocks in a wider street subdivided in the 1920s, the two weatherboard Californian bungalows in Duke Street stand in marked contrast as individual examples of the style, as do three post-war weatherboard bungalows which typify the same uninspired austerity as those in Centennial Street, but in larger forms that emphasise their plain functional design.

Tottenham Post-war Industrial Area Housing Precinct (Proposed)

The Tottenham Post-war Industrial Area Housing Precinct is located on the south side of Tottenham Railway Station, a few streets to the northwest of the Centennial and Duke Precinct. It includes a number of weatherboard Californian style

bungalow houses which date to the late 1930s, but most of the precinct's building stock is characterised by the simpler, austere bungalow style of the wartime and post-war period. Like those of the inter-war period Californian style bungalows, they modestly reflect the popular suburban ideal of a home free-standing in a garden setting on a regular size allotment with side drive and garage. The streets include front nature strips and concrete gutters, kerbs and paths. By comparison, Centennial Street's freestanding, austere period bungalows are humbler, standing on much smaller blocks, with minimal garden space, no side drives and no nature strips. Both express a streetscape character that is a visually cohesive blend of weatherboard Californian and Post-war austere bungalow styles, however Centennial Street is a leaner, compact version with a spatial pattern reflecting its origins as a nineteenth century subdivision for worker housing.

Duke Street has a mixed streetscape of just eight houses, with five representing the inter-war and post-war bungalow styles that typify the Tottenham Post-war Industrial Area Housing Precinct. Those in Duke Street share the same conventional forms and features but they stand in marked contrast as larger examples on bigger allotments that reflect a different subdivision history and earlier land use.

Bottomley's Paddock Inter-war and Post-war Residential Precinct (Proposed)

The large Bottomley's Paddock Precinct includes many Californian inter-war and austere post-war bungalows. The small number of examples in Centennial Street share their principal features but are compact and comparatively modest interpretations of the styles. The majority of Centennial Street's houses are small weatherboard bungalows built in the stripped-back functional style that reflects the austerity of the immediate post-war years. While this style prevails throughout the Bottomley's Paddock Precinct, the counterparts in Centennial Street are starker responses to the constraints of the period, emphasized by their lack of chimneys and their settings on smaller allotments with minimal garden no side drives and no nature strips. By comparison, similar austere style bungalows in Wallace, Tucker, Palmerston, Napoleon and Gibbs Streets, including a small number of bungalows built by the Housing Commission Victoria, tend to stand in more generous garden settings on larger blocks in wider streets and invariably include side drives and brick chimneys featured on the front elevation. In addition, scatterings of brick houses in austere and later brick veneer styles (as well as inter-war styles) can also be found throughout the precinct. Like Centennial Street, some of the streets in the Bottomley's Paddock Precinct have bluestone kerbs and gutters, and evidence of back lanes. These attributes are associated with subdivision sales in nineteenth century which failed to attract development until the twentieth century, a theme which also characterises the history of the Centennial Estate.

Duke Street's mixed streetscape of just eight houses visually trace the transition of the bungalow through inter-war and post-war weatherboard variations of the form to multi-fronted brick veneers. These bungalow styles prevail in the Bottomley's Paddock Precinct, but Duke Street's atypical subdivision history and earlier land use has resulted in larger, irregular allotments. The houses tend to be bigger, however they are not dissimilar as conventional expressions of the various bungalows styles.

West Footscray Inter-war and Post-war Residential Precinct (Proposed)

This precinct of five streets is located at the very west end of Barkly Street on the north side of the Tottenham Railway Station. It has a mixed collection of houses and blocks of flats which demonstrate the progressive development of this outer part of West Footscray from the early inter-war years to the post-war 1960s and 1970s. Centennial Street's small number of inter-war Californian and post-war austere bungalows are similar in style to those of West Footscray's First Street, Neil Street and Hartley Avenue, which are the earliest streets in the precinct. They include weatherboard examples of modest gable-fronted and hipped roof inter-war bungalows and their immediate post-war variations defined by stripped-back, functional forms. Typical of inter-war subdivisions, the houses stand in garden and lawn settings on regular suburban blocks, in wider streets with nature strips and include side drives and garages, generous features compared to those of the humbler bungalows built at the same time on Centennial Street's nineteenth century allotments.

Duke Street began to develop at the same time as the much larger West Footscray Precinct. Both illustrate the progression of West Footscray's bungalow styles, Duke Street by just one or two examples of each style and West Footscray by multiple examples, each representing variations of this house form as it evolved from the weatherboard

Californian Bungalow, to the austere functional bungalows of the immediate post-war years, and the larger multi-fronted brick veneers of the more prosperous mid-1950s.

Recommendation:

That the whole of precinct be included in the Heritage Overlay schedule as defined by the accompanying map.

Extent of Curtilage:

The whole of the precinct to the extent of the mapping shown above.

Significant Features:

Significant features in Centennial Street include small allotment sizes, consistent setbacks, bluestone kerbs and gutters and evidence of bluestone lanes, absence of driveways and off-street parking.

Significant features in Duke Street include consistent setbacks, relatively large allotment sizes, nature strips, off-street parking

Schedule:

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences and Outbuildings	No
Prohibited Uses	No
Aboriginal Heritage Place	No

Other recommendations:

It is recommended that Exhibition Street be investigated for its potential inclusion in the Centennial and Duke Streets Residential Precinct.

Table: Contributory and Non-contributory properties:

Number	Street	Suburb	Significance
1	Centennial Street	West Footscray	Contributory
2	Centennial Street	West Footscray	Contributory
3	Centennial Street	West Footscray	Contributory
4	Centennial Street	West Footscray	Contributory
5	Centennial Street	West Footscray	Contributory
6	Centennial Street	West Footscray	Non-Contributory
7	Centennial Street	West Footscray	Contributory
8	Centennial Street	West Footscray	Non-Contributory
9	Centennial Street	West Footscray	Contributory
10	Centennial Street	West Footscray	Contributory
11	Centennial Street	West Footscray	Contributory
12	Centennial Street	West Footscray	Contributory
13	Centennial Street	West Footscray	Contributory
14	Centennial Street	West Footscray	Contributory
1	Duke Street	West Footscray	Contributory
2	Duke Street	West Footscray	Contributory
4	Duke Street	West Footscray	Contributory

Agenda Item 9.2 - Attachment 6

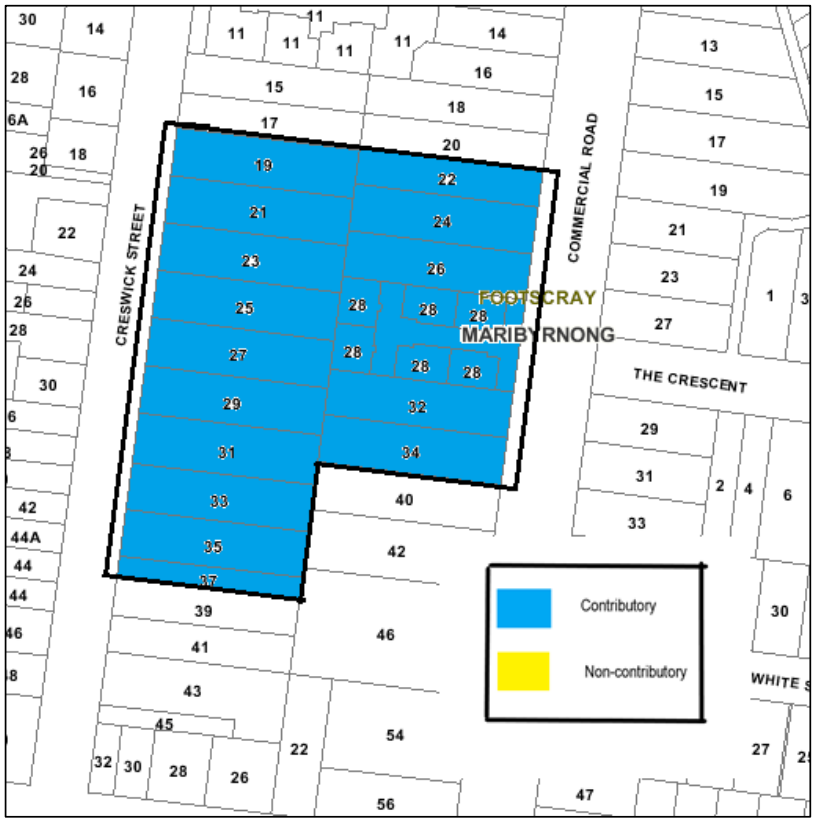
Number	Street	Suburb	Significance
6	Duke Street	West Footscray	Contributory
8	Duke Street	West Footscray	Contributory
10	Duke Street	West Footscray	Contributory
12	Duke Street	West Footscray	Contributory
14	Duke Street	West Footscray	Contributory

Agenda Item 9.2 - Attachment 6

Precinct 2.

Place Name:	Laughton's Post-war Housing Precinct
Address:	19-37 (odd numbers only) Creswick Street and 22-26 (even numbers only), 1-6/28, 32 and 34 Commercial Road, Footscray
Place Type:	Residential precinct
Level of Significance:	LOCAL
Recommendation:	To be included in HO schedule to the extent of the mapping shown below

Map:



General view of the precinct, Creswick Street, Footscray, looking south, with 27 Creswick Street the first house, and fence to 25 in the foreground. Source, M. Fowler 2020

"Evelyn Court" 28-30 (1-6/28) Commercial Rd, Footscray, a group of 6 single storey villa units with central access driveway. Source, M. Fowler 2020

26-32 Commercial Road, Footscray, Source, M. Fowler 2020

28 (part of "Evelyn Court") 26 and 24 Commercial Rd, Source, M. Fowler 2020

Statement of Significance:

What is significant?
The Laughton's Post-war Housing Precinct contains a collection of remarkably intact and distinctive single storey Post-war Migrant brick veneer houses of the late 1960s. The houses are all detached, except for the group of 6 villa units "Evelyn Court", with consistent front setbacks and all except 37 Creswick Street and 22 Commercial Road, are set on large allotments. The following elements contribute to the significance of the precinct:

Post-war Migrant brick veneer houses (1969-1975)

- Hipped, medium-pitched glazed Marseilles pattern terracotta tiled roofs, with boxed eaves.
- Double or triple-fronted appearance to street.
- Dichromatic brickwork, with an orange, cream or brown brick body colour and dark brown glazed trim. Decorative features include quoining around windows and/or at corners, and diamond motif to chimneys, horizontal banding, or simply a base section in the darker contrasting colour.
- Prominent chimneys, some with curved "waterfall" tops, most with contrasting decorative motif.
- Large steel framed windows, and some corner windows.
- Wrought iron grille columns, balustrades to terraces and porches, and to tops of fences.
- Wrought iron name "Evelyn Court" on 1/28 Commercial Road.
- Side or front concrete terraces or porches, usually with wrought iron decorative balustrades.
- Matching low brick fences at the front, featuring soldier course, glazed capping or repeated decorative pattern, some topped with short wrought iron balustrades.
- Matching brick single -car garages towards the rear, with roof concealed behind the facade brickwork.
- Solid concrete paved side driveways.

How is it significant?
The Laughton's Post-war Housing Precinct is of local historical, architectural (representative), and associative significance to the City of Maribyrnong.

Why is it significant?
The Laughton's Post-war Housing Precinct is of historical significance as it illustrates the later development of Footscray, where earlier industrial sites were subsequently subdivided and developed for housing. Established on this site in 1888, and operating on the site for nearly 80 years, Laughton's was one of a small number of iron foundries which managed to survive the 1890s depression, expand and continue to operate well into the 1960s. The presence of the Laughton's Iron Foundry in the middle of Footscray until its demolition in the 1960s, resulted in a group of infill housing of an interesting and unusual design for the late 1960s. The houses at 19-35 Creswick Street, and probably those in Commercial Road,

were built by Andrea Dapiran, a migrant from Yugoslavia who had arrived in Melbourne in 1950. The style of the houses in the precinct illustrate the history of post-war migration, which is an important theme in the history of the City. Apart from British-born migrants, the predominant ethnic groups in Footscray following the Second World War were Maltese, Yugoslav, Polish, and Ukranian. (Criterion A)

The Laughton's Post-war Housing Precinct is of representative (architectural) significance, with the group of Post-war Migrant brick veneer houses on the east side of Creswick Street and west side of Commercial Road being a visually cohesive group which exhibits the principal characteristics of this style. The style adapts the standard suburban double or triple fronted brick veneer house with large steel framed windows and corner windows, and a hipped tiled roof, but adds decorative elements such as the use of dichromatic brickwork, decorative wrought iron balustrades and gates, and elaborate chimneys, some with "Waterfall tops. The decorative face brickwork using two colours has either quoining around windows and at corners in alternating brick colours, or bands of darker brick, or a darker brick base. The traditional hipped roofs are of Marseilles pattern glazed terracotta tiles. The majority of the houses have decorative low brick fences, sometimes in two colours, while others have wrought iron balustrades to the tops. Some properties also have wrought iron balustrades to porches or side concrete paved terraces, and matching brick garages. The majority are highly intact and in excellent condition.(Criterion D)

The Laughton's Post-war Housing Precinct is of associative significance, because it has a special association with the successful migrant builder, Andrea Dapiran, who developed the site in the 1960s. Andrea Dapiran, based in Yarraville, had arrived in Melbourne with his wife Libera and 3-year-old son in February 1950 on the *SS Hellenic Prince*, as one of 971 displaced persons sent to Australia after the Second World War. (Criterion H)

Description:
The boundary of the precinct begins at the centreline of Creswick Street, at the northern boundary of 19 Creswick Street, and continues down Creswick Street on the eastern to include properties 19 to 37, and including half the road. It crosses east to Commerical Road to include the houses which back onto the group in Creswick Street, including 22-34 Commercial Road on the western side of the street and the corresponding nature strip.

On the east side of Creswick Street, where the Laughton's Iron Foundry was located from 1890 until the mid 1960s, there is a row of distinctive dichromatic brick veneer houses with tiled roofs and steel windows (including corner windows). The houses generally have tall and decorative chimneys, matching fences, and matching brick garages towards the rear. These houses resulted from a subdivision of the Laughton's foundry site in 1967. In Commercial Road on the east end of what was the Laughton's site, there is a similar group of houses and one single storey multi-unit development of the same era.

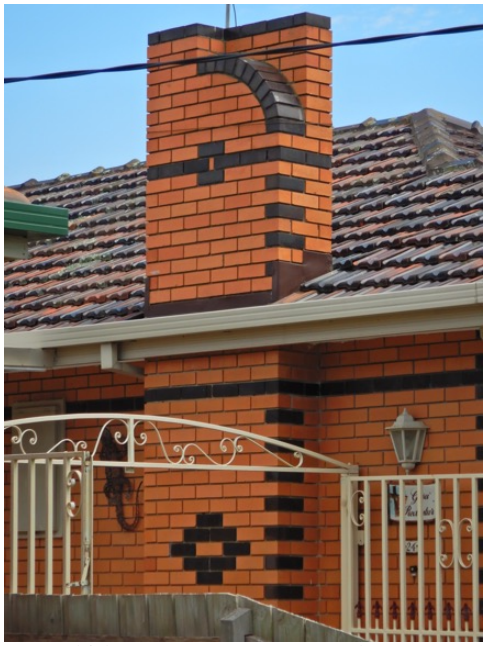
25 Creswick St, one of the group of houses on the site of the Laughton's Iron foundry showing dichromatic brickwork, hipped terracotta tiled roof, prominent chimney with "Waterfall" top, steel windows including corner windows, decorative wrought iron balustrade and driveway gate, matching brick fence and garage. Source, M. Kenna 2020

34 Commerical Road, (fence in foreground) looking north towards 32, and 28 beyond, showing low matching brick fences to some, and wide grassed nature strip with concrete paved footpath. Source, M. Fowler, 2020

The style of the houses on the former Laughton's site is difficult to categorise as they incorporate elements of earlier styles as well as incorporating elements of styles, in particularly the chimneys with curved tops, described as "Waterfall front". This style was popular in the 1940s, although this group is late 1960s, some twenty years later. Essentially modern in plan, some are triple fronted, with large steel framed windows; they also seem to be a reaction to the Post-war austerity years, where houses were essentially plain without any decorative features.

1/28 Commercial Road, with the white painted wrought iron "Evelyn Court 28-30" on the façade. Source, M. Fowler 2020

6/28 Commercial Road, looking into "Evelyn Court" with steel framed windows including corner window, boxed eaves, and garages with roller doors accessed from central driveway. Source, M. Fowler, 2020



Chimney detail at 24 Commercial Road, with "Waterfall top", showing contrasting dark brick decorative details, and wrought iron side gate in the foreground. Source, M. Fowler, 2020

All properties appear to be well built, intact, and in good condition. The sites are all large- 41 feet wide and 157 feet long, except for 22 Commercial Road, which is slightly narrower, and 37 Creswick Street, which is much narrower than the other sites. All of the houses except 37 CreswickStreet and 22 Commercial Road have concrete paved side driveways leading to rear garages, and concrete crossovers. The front setbacks are similar, allowing for a large front garden.

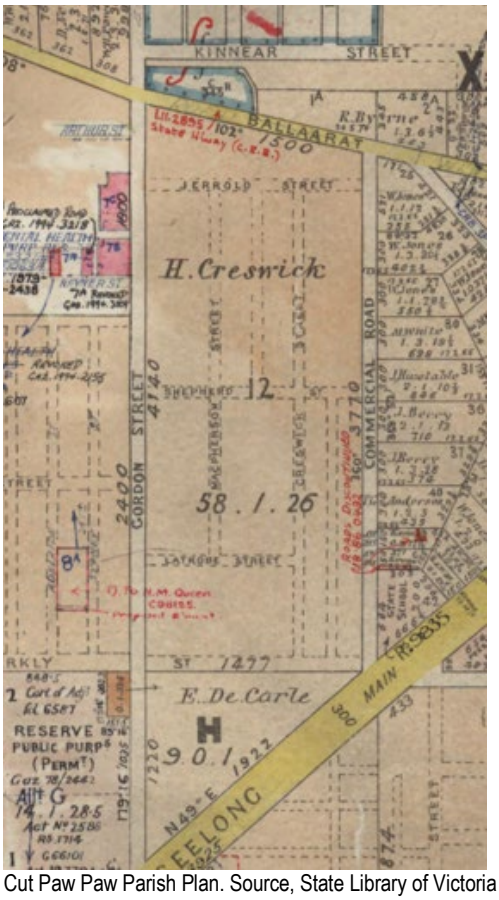
Creswick Street has narrow grassed nature strips, while Commercial Road has much wider grassed nature strips. Both streets have concrete footpaths, and concrete kerbs and gutters. There are two mature *Melaleuca* trees on the nature

strip in front of No.'s 25 and 33 Creswick Street, and a number of young deciduous trees. In Commercial Road there are Chinese elms (*Ulmus parvifolia*).

History:

The area now known as the City of Maribyrnong was a significant meeting place for the Wurundjeri Woi Wurrung and the Bunurong peoples and clans of the Kulin Nation. Where the Maribyrnong and Yarra rivers join was an especially important place as it symbolised the joining of groups who would travel along the rivers. Maribyrnong is an anglicised version of the Aboriginal expression 'Mirring-gnay-bir-nong' which translates as 'I can hear a ringtail possum'. European settlement along the Maribyrnong river in the 1830s had a massive impact on Aboriginal people – decimating communities, displacing families and disrupting lives. And yet in spite of this, Aboriginal culture has remained a dynamic force in contemporary society and the Maribyrnong community.

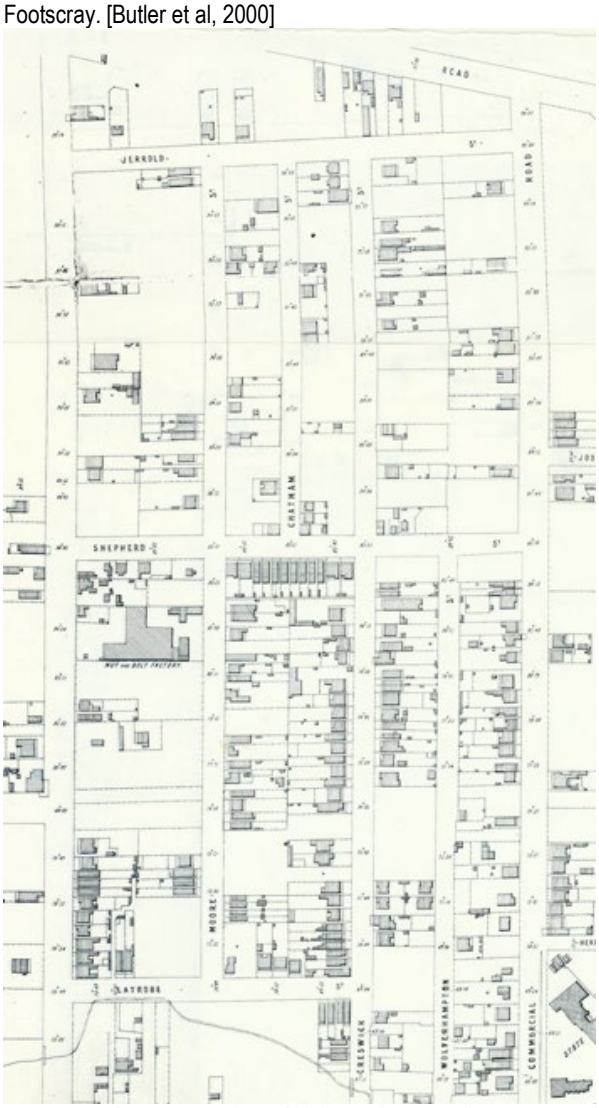
The first occupation by Europeans of Kulin Nation lands along the Maribyrnong occurred in 1839 with the establishment of a punt over what was then called the Saltwater River. When the township of Footscray was surveyed there was already a number of slaughterhouses, a hotel and a few scattered residents living beside the river. The first lands of the Kulin Nation to be sold to Europeans was 230 acres north of Ballarat Road extending to the river. In 1848 Footscray Village Reserve was named and surveyed south of Ballarat Road, near to the site of the already extant Punt Inn, belonging to Michael Lynch. [Lack, 1991, p.38-42]



Cut Paw Paw Parish Plan. Source, State Library of Victoria

Creswick Street was largely subdivided and settled in the later part of the nineteenth century. The first resident was listed in the 1870 *Sands and McDougall's Directory*. The 1876 *Sands and McDougall's Directory* lists 12 residents between Barkly and Jerrold Streets including a carter, a mason, a blacksmith and a "nightman".

The MMBW plan copied below, dates from 1894 and already shows a substantial number of buildings in the precinct, mainly houses, with the greatest density being south of Shepherd St. Residential development in Footscray and West Footscray spread as a result of transport and employment opportunities but also as housing allotments became available as land agents and developers created subdivisions or re-subdivided older areas. While some of the speculative estates of the 1880s might have failed to attract large numbers of residents, there was a great increase in population and housing within Footscray itself in the 1870s and 1880s. Footscray's population was 2,473 in 1871 and 19,149 in 1891. Housing now spilled over from the original township reserve into parts of Upper Footscray and the edges of West Footscray. [Butler et al, 2000]



MMBW plan (MMBW Plan Scale 160 feet to 1 inch No.2 Footscray, ca1894) Source, State Library of Victoria

The dominance of Federation and Inter-war housing in this area may be attributed to industrial expansion in Footscray, and a gradual shift of industry away from riverside locations. In the 1890s, two engineering workshops, a cordial maker and implements factory were located close to Barkly Street. In the twentieth century industrial expansion occurred particularly to the north of Ballarat Road with Kinnears Rope Works in 1899; the Maribyrnong Explosives Factory established in 1908; the ADI ammunition factory was purchased by the Commonwealth in 1928 and in 1922 the Maribyrnong Ordnance Factory was expanded for the Royal Australian Field Artillery. In the 1920s, Footscray Hospital was started on Gordon Street and in 1943 the Footscray Technical School established where Victoria University is located today. All these institutions and industries made settling in the precinct area north of Geelong Road and south of Ballarat Road, more attractive. [Butler et al, 2000]

Industrial development in Footscray had begun along the Maribyrnong and Yarra rivers, as the livestock and associated trades of slaughtering, tallow making, fertilizer making, tanning, canning and preserving animal products, required a means of disposal of effluent and by-products. John Lack has said that by 1911 the Williamstown-Footscray and Braybrook area had become the most highly industrialised part of Melbourne. New industries of the 1900-1920 period not only pushed urban development out away from the river by occupying large spaces, but also attracted a population looking for work, who built, bought or rented houses in the area. [Butler et al, 2000]

One of these industries was Laughton's Iron Foundry, established in 1888 at what is now 23-41 Creswick St, and extending through to Commercial Road. Laughton's is described as one of the small iron founders, iron moulders and engineers who managed to survive the 1890s depression and expand in the late 1890's. [Lack, 1991, p.165]. They were also later described as porcelain enamellers whose products included baths. Showing the diversity of what was being manufactured at the time, in 1931 Laughton's won a Commonwealth Department of Defence tender to manufacture 1200 cast iron bodies for practice bombs. Following the closure (or moving) of Laughton's from the site in 1967, the allotment was subdivided. (CT 8696/655). The size of the allotments (40 feet wide) reflect the requirements of accommodating cars with side drives.

Laughton's was just one of many industries which relocated away from the traditional industrial sites on the river, to other parts of Footscray. This expansion continued during the 1920s and 1930s with many industries relocating or establishing themselves on new sites along Ballarat Road, in Maidstone and down Geelong Road. In West Footscray the new industries such as cordial, belt and can manufacturers and Olympic Tyre and Rubber were established by 1933. At Maribyrnong and Maidstone, Commonwealth munitions and ordnance complexes were expanded during the 1930s as the Government prepared for a possible war. Other associated industries came to the area in the 1930s, including extruded metals, brass foundries and Pilkington Glass. [Butler et al, 2000]

Aerial map 1945 showing Laughton's circled in red. Source, Victoria, Dept of Crown Lands and Survey, University of Melbourne Map Collection, Melbourne 1945

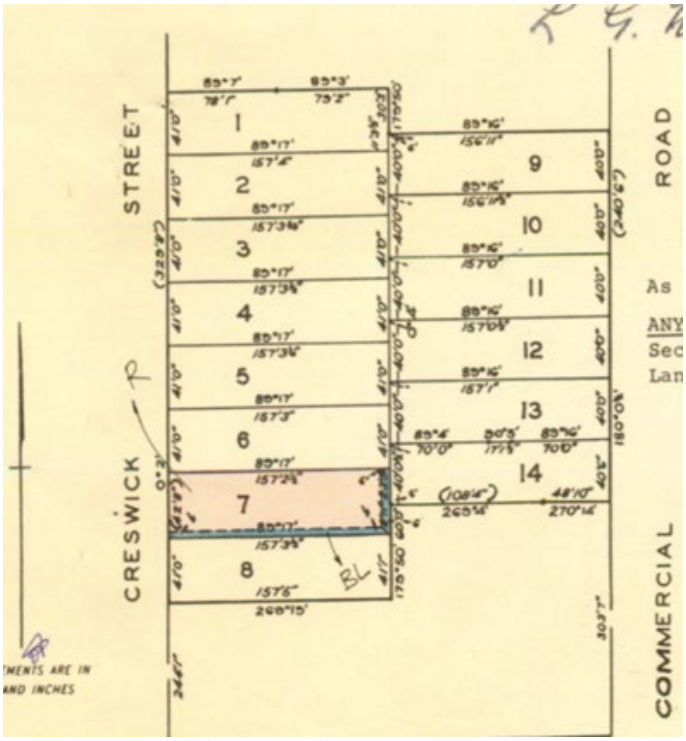
During the Second World War many industries increased production or altered their production for wartime purposes. In a 1947 booklet on Footscray and Braybrook, there were 245 factories listed in Footscray and 83 in Braybrook. By 1960, the City of Sunshine had grown to include 260, many located along Ballarat Road, Braybrook. During the Second World War the combined explosives and ammunition factories to the north of the precinct employed over 16,000 workers, many of whom were women. [Butler et al, 2000]

Residential areas had begun expanding at the same rate as industry and by 1924 Footscray was in the middle of a major land and building boom: 'property is realising prodigious prices', *The Advertiser* noted on 12 January. 'Estates in the outer areas are being subdivided and sold at a price per foot that approximates the price paid for it per acre.' The tram network started with 7 trams and even during its construction the stimulation of property values and the encouragement of house and shop building was apparent. By 1922 land was exchanging hands at previously unheard of prices as cheaper land in Kingsville, Maidstone and West Footscray became within the reach of industrial workers. Subdivision plans poured into the Council. The area north of the Sunshine railway line had been subject to intense subdivision over a period of 75 years and so most plans now involved between 3 and 12 allotments. Landowners skilfully wove their subdivision around existing large homes and quarries, which were mostly disused. [Lack, 1991 p.246-8]

By 1936, the Depression had eased in Footscray and house building began to rise to pre-depression levels. During the Second World War, Footscray became a hub of industry and industrial employment almost doubled in 1940-41 as the need to export food for the Allied armies and local stockpiles fuelled demand. Local manufacturers expanded their premises in residential areas and the area north of Ballarat Road became a centre for armaments and explosives manufacturing. As the war took hold, many households became extended with relatives moving form the country to work in factories, households with breadwinners serving overseas or boarders. The supply of beds was at a premium and although there was a pressing need for more houses, the Council refused to allow the building of flats. They even enacted a by-law banning flats. The War Workers Housing Trust built ready made sleep-outs at private homes. Some large homes were converted to residential hostels in Geelong and Ballarat Road. [Lack, 1991, p.319]

At the end of the war, in 1947 there were 3000 job vacancies in Footscray and more than 3,000 homes were added between 1947 and 1961. The demand was fed by a surge in post-war marriages and birth rates, full employment and an influx of new migrants. There was a great demand for homes in the range of 1000 to 1500 pounds. Many newly-married couples could not afford a home and so they built a fibro bungalow in their parents' backyard and lived there whilst they saved. A large proportion of Footscray's post-war babies were reared in what by the early 1950s was termed 'Bungalow City'. The Council tried to control the Bungalow menace and reduce subdivision for multiple occupation. (The use of the term bungalow refers to a small skillion fibro or weatherboard sleepout of only 2 or 3 rooms, either free standing or attached to an existing house.) [Lack, 1991, p.338]

By the late 1940s, 100s of weatherboard homes were sprouting on the plains at Kingsville and upon the scattering of vacant blocks in West Footscray and Yarraville. A good proportion of these homes were built by owner builders, who read manuals, and were provided with plans and advice from diverse sources from the Age, the Herald Sun to the Women's Weekly, to the Small Homes Service. [Lack, 1991, p.339] Another common source of housing in Footscray was the State Savings Bank of Victoria which provided house designs to *credit foncier* customers from a design book. Many of these are found in the streets of Yarraville, Seddon and West Footscray and date from the later 1920s until the late 1930s. In the later Post-war years, brick double fronted brick veneer with tile roof became a common sight in older subdivisions as earlier buildings were demolished, larger blocks subdivided and empty allotments filled up. Walk-up brick flats began appearing in areas with good transport such as Droop Street.



Plan of Subdivision 078477, CT 8696/655, Showing the former Laughton's site subdivision, with blocks fronting both Creswick St and Commercial Road. Source, Landata

By the 1960s, the Laughton's factory was surrounded by housing and was one of the last large industrial sites in this area. Its closure in 1967 and subsequent demolition created a parcel of land in fronting Creswick Street and Commercial Road, and the opportunity for infill housing.

The group of dichromatic brick veneer houses on the east side of Creswick Street were generally constructed around 1967-1968. Building permit applications for the construction of houses at 21-25 were dated 30 October 1967, and applications for houses at 29 and 33 were dated 21 February 1968. The estimate of the cost of these houses at the time of the applications was $8,000. The houses at No. 35 and 37 are outside the former Laughton's site subdivision but are very similar in style and materials. The owner of the land at the time of the applications, and builder are listed on the applications as L. A. Dapiran and Co. The building permit application for the house at 37 is dated 1973, and shows a different design for the elevation from what was built. It is likely that this was also built by Dapiran, but this has not been confirmed. The houses at 22-34 Commercial Road are of a similar date, style and materials, and likely to have also been built by Dapiran.

The houses are double or triple fronted brick veneer, with decorative use of brickwork using 2 colours with either quoining around windows and at corners in alternating brick colours, or bands of darker brick. All the houses have large steel framed windows and most have corner windows. Tall "feature" chimneys are also dichromatic, and often with a curved element at the top reminiscent of the earlier 1940s "Waterfall front" style. The traditional hipped roofs are Marseilles pattern glazed terracotta tiles. Most of the houses have decorative low brick fences sometimes in two colours, some with wrought iron balustrades, and wrought iron balustrades to some porches, and matching brick garages. Some of the houses have paved terraces at the side, elevated to the same height as the floors, and a number have timber pergolas. The use of dichromatic brickwork in a triple fronted brick veneer house is unusual for the period.

The Yugoslav builder Dapiran represented the changes in the City of Maribyrnong following the Second World War, when there was an influx of migrants from eastern and south- eastern Europe. Migration is a strong theme in this precinct with the houses built or occupied by post-war migrants. Butler's Thematic History (2000) expands this theme. Before World War Two these migrants still tended to be predominantly British, although in the 1920s, a growing number of Maltese, many of them employed at the Albion Quarries, were living in the Braybrook Shire. After the war migrants

began arriving from a far greater diversity of cultures than the previous century. While in 1933 10.9% of Footscray's population and 16.3% of Braybrook's (Sunshine's) population were overseas born (the vast majority of them from the United Kingdom and Ireland), by 1981 these percentages were 38.9 and 39.8 respectively. Initially, along with British-born migrants, Maltese, Yugoslavs, Poles and Ukranians were the predominant ethnic groups, followed later by southern European communities in the 1960s and 1970s. Refugees from Vietnam and Cambodia in the late 1970s and 1980s brought another cultural wave. [Butler, 2000]

The group of houses at 19-35, and possibly 37 Creswick Street were built by the Yugloslav migrant builder Andrea Dapiran, presumably as a speculative venture, as the lots were acquired by him and his wife Libera. Building permit applications for the sites are all in the name of Dapiran, with the exception of number 37. The address of L. A Dapiran and Co. Builders is listed as 23 Ballarat Road, Yarraville.

Dapiran and his wife and three-year-old son arrived in Australia as displaced persons on the *SS Hellenic Prince* on 7 February 1950. The couple were both born in Rovigno, Yugoslavia (now in Croatia), but after the end of WWII were in separate refugee camps prior to immigration- Andrea in Rome, and Libera in Naples. Dapiran had been working as a fisherman immediately following the war, and was a soldier in the Italian Army, then Prisoner of War in Germany. His wife Libera had worked in a tobacco factory. [NAA-A12005-38—382]. Dapiran appears to have created a very successful building business following his arrival in Australia, as evidenced by his construction of this group of houses in Creswick Street.

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NAA: Series A12005, 380-382 (Migrant selection documents for displaced persons who travelled to Australia on the Hellenic Prince, departing Naples 11 Jan 1950)
National Archives of Australia; Department of Immigration, Central Office; A12005 Migrant selection documents for displaced persons who travelled to Australia per Hellenic Prince from Naples 11 January 1950; 380-382, Dapiran, Andrea born 16 September 1919; Libera born 12 January 1921; Giampietro born 26 July 1946, 1950-1950

Thematic Context:

7 An Industrial Centre

7.3 Pushing outwards: 1930s-1960s

9 Planning and developing urban settlements

9.5 Twentieth century residential development

10 Migration

Comparative precincts:
This precinct is best compared to existing heritage precincts within the City of Maribyrnong which have houses of a similar age and style.The group of later 1960s brick veneer houses at 19-37 Creswick Street, and 22-34 Commercial Road, Footscray with matching front fences and garages, do not appear to be currently represented in any other existing heritage overlay areas within the municipality. There are some similar examples in proposed new precincts.

West Footscray Inter-war and Post-war Residential Precinct (Proposed)
There are very similar houses in the proposed West Footscray Inter-war and Post-war Residential Precinct Berthandra Court and Rondell Avenue. Like the group of brick veneer houses in Creswick Street, those in Berthandra Court are of a similar date, style and are generally cream/salmon brick with dark brick banding and trim, some with curved tops to chimneys, large steel framed windows, matching low brick fences and brick garages. Some have wrought iron grille columns and balustrades. The Berthanda Court houses have a different gutter detail, with a prominent angled timber fascia, while those in Creswick Street have a more traditional quad gutter mounted on the fascia. The houses in Rondell Avenue are also very similar, in both form, materials and detail, to the houses in the Laughton's Post-war housing precinct, but with wider eaves. Overall, the houses in the Laughton's Post-war housing precinct have slightly more decorative features than the similar houses in Berthandra Court and Rondell Avenue.

Bottomley's Paddock Footscray Inter-war and Post-war Residential Precinct (Proposed)
There are also some houses of a similar style in the proposed Bottomley's Paddock Inter-war and Post-war Residential Precinct. This large precinct includes a number of streets north of Barkly Street west. It has a high proportion of modest weatherboard inter-war bungalow houses in various styles interspersed with numerous comparatively unadorned austere houses derived from the bungalow form and commonly built during WWII and the immediate post-war years. There are smaller examples of double and multi-fronted brick veneer houses, which represent the continued transition of the bungalow form in the post-war years. These are generally individual examples in a mixed precinct, rather than a concentration of similar houses as in the Laughton's Post-war housing precinct. Examples at 30 Tucker Street, 48 and 63 Napoleon Street, 25 and 48 Wellington Street, 15 Stanley Street and 25 Molesworth Street. These are generally of similar form, materials and style, but with fewer decorative features.

Recommendations:
Recommended for inclusion in the Heritage Overlay as a new precinct with its own HO to the extent of the whole precinct as defined by the accompanying mapping.

Extent of curtilage:
The whole of the precinct

Significant elements:
Narrow grassed nature strips in Creswick Street; Wide grassed nature strips in Commercial Road; Concrete paved footpaths; Concrete kerbs and gutters and concrete crossovers; Street trees - Chinese elms (*Ulmus parvifolia*) - in Commercial Road.

Schedule:

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences and Outbuildings	No
Prohibited uses	No
Aboriginal Heritage Place	No

Other recommendations: That the shophouse at 40 Commercial Road, Footscray is assessed for inclusion in the precinct in the future.

Table: Contributory properties

Number	Street	Suburb	Significance
19	Creswick Street	Footscray	Contributory
21	Creswick Street	Footscray	Contributory
23	Creswick Street	Footscray	Contributory
25	Creswick Street	Footscray	Contributory
27	Creswick Street	Footscray	Contributory
29	Creswick Street	Footscray	Contributory
31	Creswick Street	Footscray	Contributory
33	Creswick Street	Footscray	Contributory
35	Creswick Street	Footscray	Contributory
37	Creswick Street	Footscray	Contributory
22	Commercial Rd	Footscray	Contributory
24	Commercial Rd	Footscray	Contributory
26	Commercial Rd	Footscray	Contributory
1/28	Commercial Rd	Footscray	Contributory
2/28	Commercial Rd	Footscray	Contributory
3/28	Commercial Rd	Footscray	Contributory
4/28	Commercial Rd	Footscray	Contributory
5/28	Commercial Rd	Footscray	Contributory
6/28	Commercial Rd	Footscray	Contributory
32	Commercial Rd	Footscray	Contributory
34	Commercial Rd	Footscray	Contributory

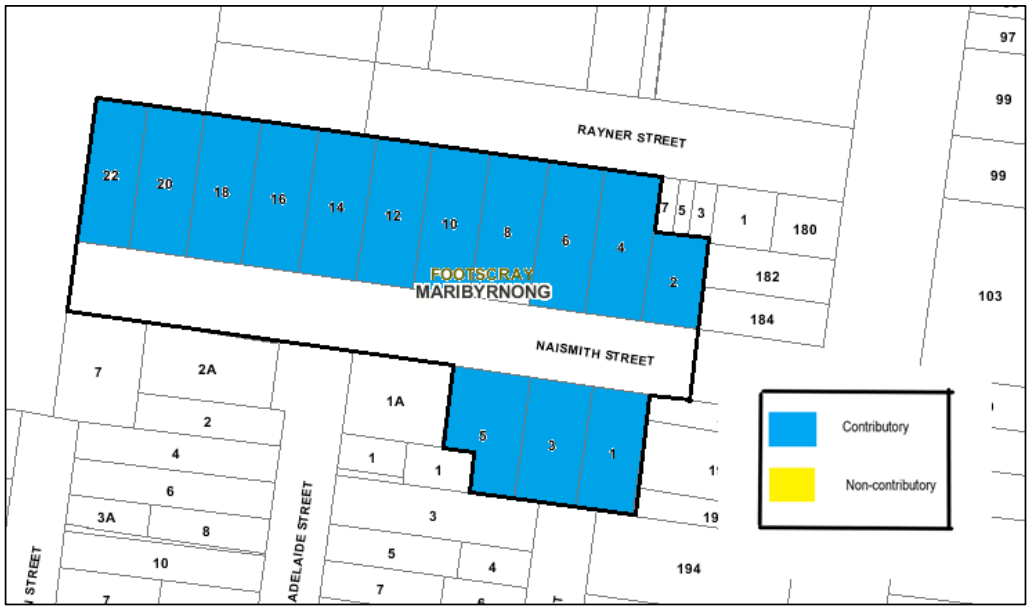
Agenda Item 9.2 - Attachment 6

Precinct 3.

Place Name:	Naismith and McCubbin Streets Inter-war Housing Precinct
Address:	215 Ballarat Road, 1-6 and 8-22 (even numbers only) Naismith and 2-14 (even numbers only) McCubbin Streets, Footscray
Place Type:	Residential precinct
Level of Significance:	LOCAL
Recommendation: of the mapping shown below.	To be included in HO schedule as one precinct comprised of two parts to the extent

Maps:

Agenda Item 9.2 - Attachment 6



Naismith Street, with 14 Naismith Street on the right, and 16, 18 and 20 Naismith Street to the left. Source, M. Fowler, 2020

McCubbin Street, with 8 McCubbin Street on the left, and 6, 8 and 2 McCubbin Street to the right. Source, M. Fowler 2020

10 McCubbin Street- a substantial brick house in the precinct, built for Raymond McCubbin, the first owner. Source, M. Kenna 2020

Statement of Significance:

What is significant?
The Naismith and McCubbin Streets Inter-war Housing Precinct is in the area immediately adjoining the Footscray Hospital. Naismith and McCubbin Streets contain a well-preserved collection of housing which demonstrates some fine local examples of the Inter-war period. In Naismith Street the housing on the north side of the street consists of late 1920s Inter-war bungalows with hipped roofs, projecting front gables and porch and beam details. There are three on the south side, at Nos 1,3, and 5, that are more varied in style, and No.1 being late 1930s. In McCubbin Street the late 1930s Inter-war bungalows are varied in style and there is a substantial and elaborate brick house at 10 McCubbin Street, as well as three slightly later houses. Elements which contribute to the significance include:

Inter-war bungalows (c1915-1940) Naismith Street

- The wide allotments with side drives.
- The detached, generously proportioned single storey weatherboard houses with consistent front setbacks, and garden settings.
- Generally hipped roof form, of corrugated iron, extending to form lower hipped roof over the front verandah, with a projecting gabled section, having bracketted gable end with roughcast patterned pressed metal infill and timber overstrapping, or vented lattice detail (gabled roof to No.5 Naismith).
- Square-edged weatherboard walls, some with a band of v-notched boards, to houses on north side of Naismith Street.
- Original timber framed windows, including bay or bow windows to projecting gabled section, often with vertical timber boarding below, and most windows with 5 pane upper section with central diamond-shaped motif.
- Unusual front verandah detailing to the houses on the north side of Naismith Street, with the tapered rendered verandah piers, roof beam to the front verandah tapering from a deeper centre, with decorative cut outs.
- Original tall face brick chimneys on the side, which have a capping of clinker bricks in a soldier course.
- Original low brick fence to No.6 Naismith Street with soldier course detail to top giving castellated appearance.
- The wide grassed nature strips in Naismith Street planted with *Melia azedarach* or white cedar trees.
- The bluestone kerbs and gutters.

Inter-war bungalows (c1915-1940) McCubbin Street

- The wide allotments with side drives.
- The detached single storey housing form and consistent front setbacks (except for 215 Ballarat Road) and garden settings.
- Terracotta tiled hipped or gabled roofs, or combination of both hipped and gabled forms.

- Weatherboard or brick walls.
- Original timber framed windows, generally paired double hung, some with fixed glass central pane, some with decorative leadlight to upper sashes.
- Original brick chimneys, generally facebrick.
- The large and elaborate brick house at 10 McCubbin Street, with a hipped main roof of terracotta tiles, and two projecting gabled roof sections, with fish scale patterned pressed metal infill. The rendered front verandah also has a central wide arch of clinker brick, flanked by two smaller arches, and incorporates built -in planters at either side the entry. The garage, which has a tiled roof matching the house, and the brick and wrought iron front fence complete the overall original composition. The front garden, with its clipped variegated hedge and shrubs, complements the house .
- Original chain mesh and pipe rail/timber posts fences at 2 and 4 McCubbin Street, with No.4 having a variegated privet hedge behind.
- The bluestone kerbs and gutters in McCubbin Streets.
- There are three anomalies in this street, constructed during WWII or in the 1950s (Nos 8, 12 and 14), but they have similar terracotta tiled roofs, massing and proportions, and setbacks. No. 14 has a low matching brick fence.

How is it significant?
The Naismith and McCubbin Streets Inter-war Housing Precinct is of local historical and architectural (representative) significance to the City of Maribyrnong.

Why is it significant
The Naismith and McCubbin Streets Inter-war Housing Precinct is of historical significance as it illustrates smaller pockets of development of Footscray in the 1920s and 1930s, where individual streets were subdivided and developed for housing, long after the main residential development of the area. Although acquired for a hospital in 1920, the hospital site was still largely open and undeveloped until the construction commenced in 1947. Naismith and McCubbin Streets, immediately adjacent to the Footscray Hospital, represent relatively late development for central Footscray, being developed in the late 1920s and 1930s respectively, and assists an understanding of the pattern of development in the municipality. McCubbin Street was most likely subdivided by a member or members of the local McCubbin family of butchers, reflecting the historical importance of the meat industry to Footscray's development. Jim McCubbin was also very successful in coursing (greyhound racing), a popular sport in the western suburbs. (Criterion A)

The Naismith and McCubbin Streets Inter-war Housing Precinct is of architectural (representative) significance as it contains Inter-war bungalows in Naismith St, and on the west side of McCubbin Street which are representative of Inter-war bungalows of the late 1920s and late 1930s. The brick Inter-war bungalow at 10 McCubbin Street is the most elaborate example in the precinct. Sited on relatively large allotments, with frontages of at least 40 feet, they demonstrate the ubiquity of home ownership as a suburban ideal during the Inter-war years, and the appeal of the freestanding bungalow in a garden setting with side driveway allowing for car ownership. The three Post-war houses in McCubbin Steet, while slightly later than the majority of houses in the street, are visually cohesive with the precinct due to their similar roof materials, massing and setbacks. The houses on the north side of Naismith Street are particularly fine examples of the Inter-war bungalow, with generous proportions, and large hipped roofs of corrugated iron extending over the front verandahs. (Criterion D)

Description:

Naismith Street
The boundary of this part of the precinct runs along the rear boundary of the properties on the north side of Naismith Street and runs down the eastern end of No.2, across to include the three properties at 1,3 and 5 on the southern side of the street. The houses on the north side are very consistent and are likely to have been built by the same builder.

Naismith Street, Showing typical roof form with hipped roof, extending to form lower hipped roof over the front verandah, projecting gabled section, with bracketed gable end, and bow window. The unusual verandah roof beam detail tapering to the ends with cut out decoration is typical of the houses on the north side. Twisted wire fence not original but appropriate. Rear two storey addition. Source, M. Kenna 2020

14 Naismith St, Showing the tapered rendered verandah piers, unusual roof beam to the front verandah tapering from a deeper centre, with decorative cut outs, bracketed gable end with roughcast patterned pressed metal infill and timber over strapping, original timber windows including bow window (Metal roof tiles and fence not original) Source, M. Kenna 2020

16 Naismith Street, Showing the tapered rendered piers to the front porch, and decorative, original timber bay window, twisted wire fencing, Source, M. Kenna 2020,

Constructed just prior to, or at the beginning of, the Depression (except for No.1, which was late 1930s) these houses are sited on wide blocks and are generously proportioned. The roofs are generally corrugated iron, hipped, with a projecting front gabled section. The gable ends are supported on timber brackets and are generally clad with roughcast patterned pressed metal with timber over strapping. The tall brick chimneys are on the side and have a capping of clinker bricks in a soldier course. The windows are timber-framed and have either 4 light bow or bay windows under the projecting gables with decorative leadlight to the upper sections. The square-edged weatherboard walls have a band of v-notched boards. The most distinctive feature of the houses on the north side of Naismith Street is the tapered beam supporting the porch roof, across the front of the porch, which deepens towards the centre and has cut-out decorative features. The three houses at No.'s 1,3 and 5, on the south side of Naismith Street are more varied in style and are not as elaborate as those on the north side.

Detail 8 Naismith Street, showing bracketed gable end with lattice vent, and bay window with central diamond pattern motif to upper section. Source, M. Kenna 2020

6 McCubbin Street, with 8 McCubbin Street showing behind, showing the typical terracotta tiled hipped roofs, brick chimney, round edged weatherboards, porch with square fluted cement columns on brick piers with banded brick low wall to porch. No 8 is one of the three later houses, but fits in well with the precinct. Source, M. Kenna 2020

McCubbin Street

The boundary of this part of the precinct includes the house at 215 Ballarat Road, and runs behind the properties on the western side of McCubbin Street, and runs up the centre of the road (excluding the properties on the eastern side of the street, as these are recent and considered not contributory).The houses on the west side of McCubbin Street were constructed after the Depression and just prior to WWII, except for those at 8 and 12, which were constructed during WWII, and 14, which was constructed in the early 1950s. The houses in McCubbin Street are more varied in design and materials.

Typical bungalows of the earlier Inter-war period (1920s) in the City of Maribyrnong are timber framed, double fronted single storey, with medium pitched hipped roof of corrugated iron, and projecting front gabled section, with main roof extending over front verandah, often at a lower pitch. Chimneys are generally on the side. Gable ends have roughcast render or roughcast patterned pressed metal with timber strapping, and sometimes have decorative louvred timber vents. Brick houses are less common.

Verandahs are an important decorative element, with a variety of roof supports, from rendered or plain brick piers, some tapering, some with short columns of pressed cement, or paired timber columns. Solid balustrades (or low walls) of brick or rendered (roughcast) brick. Windows are timber framed, casement (fixed central pane with casements either side), or double hung, with some bay or bow windows.

The designer of the houses in Naismith is as yet unknown, but the houses on the north side of the street appear to have been designed by the same person, likely to be the builder. Constructed just prior to, or at the beginning of, the Depression these houses are sited on wide blocks and are generously proportioned. The roofs are generally corrugated iron, hipped, with a projecting front gabled section. The gable ends are supported on timber brackets and are generally clad with roughcast patterned pressed metal with timber over strapping. The tall brick chimneys are on the side and have a capping of clinker bricks in a soldier course. The windows are timber-framed and have either 4 light bow or bay windows under the projecting gables with decorative leadlight to the upper sections. The square-edged weatherboard walls have a band of v-notched boards. The most distinctive feature of the houses on the north side of Naismith Street is the beam supporting the porch roof, across the front of the porch, which deepens towards the centre and has cut-out decorative features.

The houses on the south side of Naismith Street are all different, with the house at No.3 is similar to those by the prolific local builder Hansen. The house at No.1 is atypical, being a symmetrical design with central porch. Naismith Street has uniform set backs on both the north and south side of the street. The allotments are approximately 12 metres wide and

30 metres deep with space for a side drive. Naismith Street has wide grassed nature strips, concrete paved footpaths, concrete crossovers and bluestone kerbs and gutters. Naismith Street is planted with *Melia azedarach* or white cedar trees, as well as some olive trees, and a *Melaleuca* on the south side. The trees in McCubbin Street on the west side are sparse, young, and unremarkable.

McCubbin Street has fairly uniform setbacks on the west side, although the house at the north end at 215 Ballarat Road, faces onto Ballarat Road rather than McCubbin Street (it is included for historical association reasons). No. 215 is on a very large allotment, being about two and a half times the average block size, and No.'s. 10, 12 and 14 being larger than No.'s 2-8. The houses on the west side of McCubbin Street, including the corner house at 215 Ballarat Rd, all have terracotta tiled hipped roofs, except No.2 which has a terracotta tiled gabled roof. McCubbin Street has wide grassed nature strips, concrete paved footpaths, concrete crossovers and bluestone kerbs and gutters.

History:

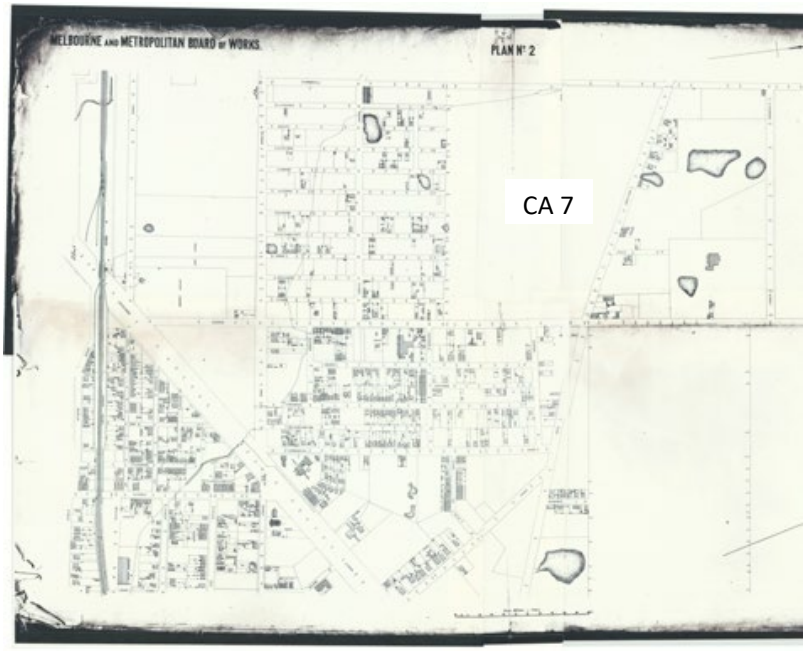
The area now known as the City of Maribyrnong was a significant meeting place for the Wurundjeri Woi Wurrung and the Bunurong peoples and clans of the Kulin Nation. Where the Maribyrnong and Yarra rivers join was an especially important place as it symbolised the joining of groups who would travel along the rivers. Maribyrnong is an anglicised version of the Aboriginal expression 'Mirring-gnay-bir-nong' which translates as 'I can hear a ringtail possum'. European settlement along the Maribyrnong river in the 1830s had a massive impact on Aboriginal people – decimating communities, displacing families and disrupting lives. And yet in spite of this, Aboriginal culture has remained a dynamic force in contemporary society and the Maribyrnong community. [City of Maribyrnong website, 2020]]

The first occupation by Europeans of Kulin Nation lands along the Maribyrnong occurred in 1839 with the establishment of a punt over what was then called the Saltwater River. When the township of Footscray was surveyed there was already a number of slaughterhouses, a hotel and a few scattered residents living beside the river. The first lands of the Kulin Nation to be sold to Europeans was 230 acres north of Ballarat Road extending to the river. In 1848 Footscray Village Reserve was named and surveyed south of Ballarat Road, near to the site of the already extant Punt Inn, belonging to Michael Lynch. [Lack, 1991, p.38-42]

Extract of Cut Paw Paw Parish Plan. Source, State Library of Victoria

Naismith and McCubbin Streets are both within Crown Allotment 7, Section 15, with the R. Stanlake being the first to purchase the land from the Crown.

The MMBW plan copied below, dates from 1894 and already shows a substantial number of buildings in the precinct, mainly houses, with the greatest density being south of Shepherd St. Residential development in Footscray and West Footscray spread as a result of transport and employment opportunities but also as housing allotments became available as land agents and developers created subdivisions or re-subdivided older areas. While some of the speculative estates of the 1880s might have failed to attract large numbers of residents, there was a great increase in population and housing within Footscray itself in the 1870s and 1880s. Footscray's population was 2,473 in 1871 and 19,149 in 1891. Housing now spilled over from the original township reserve into parts of Upper Footscray and the edges of West Footscray. [Butler et al, 2000] However, the map also shows the area where the Footscray Hospital, Naismith and McCubbin Streets are located, as being totally empty- not subdivided and with no buildings.



MMBW plan (MMBW Plan Scale 160 feet to 1 inch No.2 Footscray, ca1894)
This map shows the area between Summerhill Road (across the top of the map), and Gordon Street, south of Ballarat Road, not subdivided or developed, labelled CA7 (Crown Allotment 7). Source, State Library of Victoria

Agenda Item 9.2 - Attachment 6

MMBW Plan showing bank financed properties, State Savings Bank Archives, undated,
The plan shows the future hospital site has two old quarries (and possibly a small third one). McCubbin Street is on the north of the hospital site, and Naismith Street on the south. Source, VPRS 8934/P20

The dominance of Federation and Inter-war housing in this area may be attributed to industrial expansion in Footscray, and a gradual shift of industry away from riverside locations. In the 1890s, two engineering workshops, a cordial maker and implements factory were located close to Barkly Street. In the twentieth century industrial expansion occurred particularly to the north of Ballarat Road with Kinnears Rope Works in 1899; the Maribyrnong Explosives Factory established in 1908; the ADI ammunition factory was purchased by the Commonwealth in 1928 and in 1922 the Maribyrnong Ordnance Factory was expanded for the Royal Australian Field Artillery. In the 1920s, Footscray Hospital was started on Gordon Street and in 1943 the Footscray Technical School established where Victoria University is located today. All these institutions and industries made settling in the precinct area north of Geelong Road and south of Ballarat Road, more attractive. [Butler et al, 2000]

Industrial development in Footscray had begun along the Maribyrnong and Yarra rivers, as the livestock and associated trades of slaughtering, tallow making, fertilizer making, tanning, canning and preserving animal products, required a means of disposal of effluent and by-products. John Lack has said that by 1911 the Williamstown-Footscray and Braybrook area had become the most highly industrialised part of Melbourne. New industries of the 1900-1920 period not only pushed urban development out away from the river by occupying large spaces, but also attracted a population looking for work, who built, bought or rented houses in the area. [Butler et al, 2000]

Victoria, Dept of Crown Lands and Survey, University of Melbourne Map Collection, Melbourne 1945

Hospital site

The 1945 aerial map of the area around Naismith and McCubbin Streets shows them adjoining a large open paddock like area. The area had been used grazing following the stalling of plans to build a hospital on the site in Eleanor Street. Following the Spanish flu epidemic of 1919, there had been a growing push for a separate hospital. "For a least thirty years Footscray had subsidised the Williamstown and Footscray Hospital, at Williamstown, now criticised as 'Footscray' only in name. There were renewed called for the establishment of a truly local hospital." [Lack, 1991, p233/234]

While there were a number of private hospitals they were mainly 'lying in' hospitals catering for women and childbirth. In a history of the hospital, its drawn out development is discussed:

> A committee was established in December 1919 and a site found in 1920 in Eleanor Street. The committee had raised the money to pay off the land (£2000) by April 1921. However, despite plans being drawn up and approved for the 'Prince Edward Hospital', the £17,000 required for the building proved more difficult to raise, and the land was subsequently let for grazing rights. The hospital was founded as a result of the drive and resourcefulness of local communities, and to this day remains an integral part of the communities it serves. The communities which founded the hospital faced real challenges in achieving their goal. After fundraising and purchasing the site, the Charities' Board refused permission to establish the hospital in 1924. Undeterred, the committee instead decided to build an Outpatients' Clinic, Dispensary and Casualty Station to treat the needy and poor of Footscray, until in 1941, the Charities' Board granted permission for a 30-bed community hospital. However, it wasn't long after the funds to build the hospital were raised, that the next hurdle cropped up. The war situation in 1942 resulted in the hospital being put on hold, until construction began in 1947. In 1953 the Footscray & District Hospital finally opened, after 34 years of hard work and commitment to the cause. [Western Health *Celebrating 60 years of Footscray Hospital*]

By the time between 1928 and 1930 when the houses in Naismith Street were built, and the later houses in McCubbin Street, it would have been known that the adjacent land had been secured for the construction of a hospital. While no direct link has been found that would demonstrate a direct connection or association, apart from close proximity, to the development of the Footscray Hospital, it is likely that the developers of both Naismith and McCubbin Street were expecting some advantages, such as market appeal, from the location. The houses in McCubbin Street were being built around the time that the Footscray Out-patients and Welfare Centre was opened in December 1938 by the Governor of Victoria on the hospital site.

During the Second World War many industries increased production or altered their production for wartime purposes. In a 1947 booklet on Footscray and Braybrook, there were 245 factories listed in Footscray and 83 in Braybrook. By 1960, the City of Sunshine had grown to include 260, many located along Ballarat Road, Braybrook. During the Second World War the combined explosives and ammunition factories to the north of the precinct employed over 16,000 workers, many of whom were women. [Butler et al, 2000]

Residential areas had begun expanding at the same rate as industry and by 1924 Footscray was in the middle of a major land and building boom: 'property is realising prodigious prices', *The Advertiser* noted on 12 January. 'Estates in the outer areas are being subdivided and sold at a price per foot that approximates the price paid for it per acre.' The tram network started with 7 trams and even during its construction the stimulation of property values and the encouragement of house and shop building was apparent. By 1922 land was exchanging hands at previously unheard of prices as cheaper land in Kingsville, Maidstone and West Footscray became within the reach of industrial workers. Subdivision plans poured into the Council. The area north of the Sunshine railway line had been subject to intense subdivision over a period of 75 years and so most plans now involved between 3 and 12 allotments. Landowners skilfully wove their subdivision around existing large homes and quarries, which were mostly disused. [Lack, 1991 p.246-8]

This is also true of these Inter-war precincts. Naismith Street was first developed in the late 1920s, with the first inclusion of Naismith Street in the *Sands and McDougall's Directories* being in 1928, when four houses were occupied and three houses were being built. By 1930 the north side was fully occupied, with eleven houses (2-22) on the north side and three houses on the southside.

The first resident of McCubbin Street was William Robert Kirkham, in 1930. It appears that the subdivision was made at the beginning of the Depression, by the McCubbin family, likely to be either James Snr or James(Jnr) McCubbin. James McCubbin (Snr), carpenter, was living at 60 Pickett Street Footscray, in a house owned by Sunny South SB Building Society (Footscray Valuers Book North Ward 1899-1900, entry 2459, in Graeme Butler & Ass., 'Footscray Central Activities Area (CAA) Heritage Citations', 2015). He also worked for the Victorian Railways. [*The Argus*, Sat 11 June 1927, p13]. James McCubbin Snr's wife Leah was living at 12 Arthur Street, around the corner from McCubbin Street, at the time of her death in August 1929.

The family first built in Mavis St, then nothing was built until after Depression about 1935, when one house was listed as being built in the Sands and McDougall's Directory of 1935. James (Jim) McCubbin(Jnr) was a butcher, living in Mavis Street around the corner, and very successful in coursing (greyhound racing) and his son Raymond was also a butcher, living at No.10 McCubbin St when James died in 1939. [*Age*, 12 June 1939:15; *Argus*, 14 June 1938:17; 11 July 1938:17]

An article entitled "Coursing" in the Australasian, on Saturday 16 August, 1936, gives some insight into Jim McCubbin's success in the sport:

> The winner, Bubbling Brook, is a November 28 puppy by the imported Coombe Lad, and is owned by one of the finest sportsmen in Victoria, Mr Jim McCubbin, who has been coursing since boyhood, and had a fair amount of success. He won the Victorian Derby in 1926 with Cinder's Request… [The Australasian, p24, Source, NLA]

In 1940 building blocks were advertised for sale by auctioneer W.R. Morris, in McCubbin St 50ft x 96ft, [*Argus*, 26 April 1940:4]. These are likely to be Nos. 12 and 14, due to the block proportions. There were five houses listed in the 1940 directory with another house added by 1944. Mrs Nellie McCubbin was in No. 2, and Raymond McCubbin in No. 10. Norman J McCubbin (a son of Jim McCubbin, and also listed as a butcher on the 1937 electoral roll) lived at 215 Ballarat Road, on the corner of McCubbin Street. [Sands and McDougall, 1940]

By 1936, the Depression had eased in Footscray and house building began to rise to pre-depression levels. During the Second World War, Footscray became a hub of industry and industrial employment almost doubled in 1940-41 as the need to export food for the Allied armies and local stockpiles fuelled demand. Local manufacturers expanded their premises in residential areas and the area north of Ballarat Road became a centre for armaments and explosives manufacturing. As the war took hold, many households became extended with relatives moving form the country to work in factories, households with breadwinners serving overseas or boarders. The supply of beds was at a premium and although there was a pressing need for more houses, the Council refused to allow the building of flats. They even

enacted a by-law banning flats. The War Workers Housing Trust built ready made sleep-outs at private homes. Some large homes were converted to residential hostels in Geelong and Ballarat Road. [Lack, 1991, p.319]

At the end of the war, in 1947 there were 3000 job vacancies in Footscray and more than 3,000 homes were added between 1947 and 1961. The demand was fed by a surge in post-war marriages and birth rates, full employment and an influx of new migrants. There was a great demand for homes in the range of 1000 to 1500 pounds. Many newly-married couples could not afford a home and so they built a fibro bungalow in their parents' backyard and lived there whilst they saved. A large proportion of Footscray's post-war babies were reared in what by the early 1950s was termed 'Bungalow City. The Council tried to control the Bungalow menace and reduce subdivision for multiple occupation. (The use of the term bungalow refers to a small skillion fibro or weatherboard sleepout of only 2 or 3 rooms, either free standing or attached to an existing house.) [Lack, 1991, p.338]

By the late 1940s, 100s of weatherboard homes were sprouting on the plains at Kingsville and upon the scattering of vacant blocks in West Footscray and Yarraville. A good proportion of these homes were built by owner builders, who read manuals, and were provided with plans and advice from diverse sources from the Age, the Herald Sun to the Women's Weekly, to the Small Homes Service. [Lack, 1991, p.339] Another common source of housing in Footscray was the State Savings Bank of Victoria which provided house designs to Credit Foncier customers from a design book. Many of these are found in the streets of Yarraville, Seddon and West Footscray and date from the later 1920s until the late 1930s. In the later Post-war years, brick double fronted brick veneer with tile roof became a common sight in older subdivisions as earlier buildings were demolished, larger blocks subdivided and empty allotments filled up. Walk-up brick flats began appearing in areas with good transport such as Droop Street.

Meat related industries have been an important part of the history of the municipality, from the boiling-down works (boiling down of sheep's carcasses to produce tallow for the manufacture of soap, candles and the other products) established along the river from 1844 to the mammoth export meat trade site established by William Angliss from the early 20th century, and continued through the 1930s:

> The initial influx of boiling-down works along the banks of the Maribyrnong in the 1840s was followed, during the next two decades, by an increasing variety of works processing by-products of animal slaughter…There were twelve meat preserving companies operating in Victoria during the 1868 and 1873 boom, and seven of these were in Melbourne, all along the Saltwater (Maribyrnong) River or its tributary the Stony Creek. [Vines,1990 p12, p15]

The river was a chosen as a convenient location, for use as a drain, for the concentration of meatworks and animal by-products – boiling-down works, bone mills, tanneries, wool scourers, soap and candle makers, glue works tallow works, manure works fellmongers and slaughter houses, abattoirs and meat preserving companies.

Meat processing industry continued in importance, changing with the advent of refrigeration, with the first successful export of bulk frozen meat in 1880. In 1903 William Angliss moved from Newmarket across the river and established the Imperial Freezing works in Footscray. This was expanded into a mammoth export meat trade industrial site, incorporating all parts of meat and its by-products. [Vines, 1990 ps 16,18] Angliss used road transport to supply his chain of City and suburban butcher shops, and a rail siding linked him to sea-going vessels at Williamstown. [Lack, 1991 p166]

Meatworks continued to be important into the 1930s with new chain processing methods improving productivity.[Vines, 1990 p30]. The three McCubbin butchers- Jim, and his sons Ray and Norman, were working in a trade very much centred in Footscray.

The bungalow as a housing form

The bungalow originated in British India, with the word bungalow coming from the Hindi or Maharatti words *bangla* or *Bahangula* meaning 'Bengali peasant's hut'. The bungalows were developed as a model for detached housing, and were built with simple methods and natural materials of the local vernacular housing.

> The same Indian subcontinent bungalow model was adopted for early colonial life in Australia as the characteristic , high hipped and draped verandahed homesteads associated with Colonial Georgian architecture of the late 18th and early 19th centuries, such as Elizabeth Farm cottage, Parramatta, NSW. Homesteads such

> as these eventually evolved to become the Indian or Federation bungalow, sometimes labelled in style and appearing in a hybrid form of the Queen Anne style, of the early 20th century and exemplified by the single-storey houses of Ussher and Kemp in Melbourne…[G. Butler, 2012, p120]

The bungalows of the early 20th century in Australia were usually architect-designed and influenced by American examples, which in turn had been influenced by Japanese art and architecture and the British Arts and Crafts movement. In America, the high end, architect-designed bungalows were repackaged by building companies as light-weight, low-cost suburban homes for the Californian market. These were usually gabled roof in form.

The American bungalows were promoted in Australia through the national periodical *Building* after 1907.
By the 1920s, the bungalow house style had become popular:

> Beyond the bungalow house style as prevailing fashion and well-publicised architect designs, the evolution of the mass-built suburban bungalow by the 1920s accompanied a whole new way of suburban life. This was a lifestyle that embraced the quarter-acre block, the nature strip, the increasingly popular private motorcar and its garage at the back of the block, new bank home-builder finance (Credit Foncier schemes and later State Savings Bank of Vic. Loans with standard designs by the architect, G. Burridge Leith), lower building costs, open- planned living areas, the 'servantless' household and consequent integration of the kitchen deep into the house, new electric and gas home appliances, the newfound pleasure of sleeping out under the stars and Australian native planting for suburban gardens. [G. Butler, 2012, p121]

While the term 'Californian bungalow' is often used for houses of this period, the true Californian bungalow has more specific characteristics, such as a visually prominent low-pitched roof, wide eaves overhang, exposed roof rafters, tapering pylons, roughcast render and the like.

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Thematic Context:

9 Planning and Developing Urban Settlements

9.5 Twentieth century residential development

14 Sickness and health

14.1 Hospitals

Comparative precincts:

Naismith and McCubbin Streets Inter-war Housing Precinct is best compared to existing heritage precincts within the City of Maribyrnong which have houses of a similar age and style. As the municipality underwent a major land and building boom in the 1920s, there are many houses of the Inter-war period. Bungalows of a similar style and form to the Inter-war bungalows in Naismith and McCubbin Streets can be found in a number of existing heritage overlay areas, in particular HO1 Angliss Housing Estate Heritage Area, Yarraville, HO8 Queensville Estate Heritage Area, and HO11 Upper Footscray Residential Precinct. They can also be found in the proposed Hansen Inter-war Residential Precinct, and the proposed Bottomleys Paddock Residential Precinct.

Angliss Housing Estate Heritage Area, Yarraville (HO1)
This precinct contains houses of the Inter-war period. The Angliss Housing Estate generally has consistently smaller blocks, with narrow side drives. Many have been altered and there are a number with second storey additions. There are some houses with hipped tiled roofs similar to those houses in Naismith and McCubbin Streets of a similar age. There are also a few houses with their original fences. The Inter-war houses in Naismith and McCubbin Streets Inter-war Housing precinct are generally on larger allotments, and the streets are wider. The houses in Naismith Street are more generously proportion and elaborate.

Queensville Estate Heritage Area (HO8)
This area is characterised by small allotments and the resultant closely spaced bungalows, with no off street parking, and rear lanes. The Queensville Estate covers a large area, and has two distinct eras represented-the 1880s land boom and the post First World War residential building boom. The resulting streetscape is distinctive with is narrow streets, and closely spaced gabled bungalow forms. Naismith and McCubbin Streets are comparatively wide, and the allotments and houses are of generous proportions.

Upper Footscray Residential Heritage Area (HO11)
This area has a larger variation of lot size, but, like HO4, no side drives or off street parking. In addition to the Federation and Victorian era houses, there are also a number of Inter-war houses. They are generally timber with corrugated iron roofs. The Naismith and McCubbin Street Inter-war Housing Precinct has much larger allotments and larger front setbacks, and side drives.

Hansen Inter-war Residential Precinct (Proposed)
The Hansen Inter-war Precinct was built as the Hansen Estate and comprises variations of modest, free-standing weatherboard bungalow houses in garden settings on regular size allotments, and a children's playground. The estate was created as a private subdivision by local builder and timber mill owner A.M. (Anders) Hansen at the peak of West Footscray's inter-war housing boom and its features visibly express the optimism and prosperity of this era. The houses

are similar to those in McCubbin Street-weatherboard with mainly tiled roofs, and have similar sized blocks and setbacks. The proposed Hansen Interwar Residential precinct contains houses of the same age as those in Naismith Street, and has similarly wide streets and generous allotments, with side drives. The houses in the Hansen precinct were built by the same builder, and are generally less elaborate than those in Naismith Street, but are remarkably consistent.

Bottomley's Paddock Inter-war and Post-war Residential Precinct (Proposed)
This large precinct includes a number of streets north of Barkly Street west. It has a high proportion of modest weatherboard inter-war bungalow houses in various styles interspersed with numerous comparatively unadorned austere houses derived from the bungalow form and commonly built during WWII and the immediate post-war years. There are smaller examples of double and multi-fronted brick veneer houses, which represent the continued transition of the bungalow form in the post-war years. An intact corner shop with attached inter-war house is unique to this precinct. While the Naismith and McCubbin Street Inter-war Housing Precinct is small and consists of two relatively short streets, the houses in both streets are still relatively intact and there is a greater consistency of the houses than in the more mixed and larger Bottomley's Paddock Residential Precinct. The houses on the north side of Naismith Street are distinctive and more elaborate examples while the houses on the south side of Naismith and in McCubbin Street represent a wider variety of the Inter-war bungalow form in both materials and design features.

Recommendations:
Recommended for inclusion in the Heritage Overlay as a new precinct with its own HO to the extent of the whole precinct as defined by the accompanying mapping.

Extent of curtilage:
The whole of the precinct

Significant features:
Wide grassed nature strips with concrete paved footpaths; Single concrete crossovers leading to side drives; Bluestone kerbs and gutters;The *Melia azedarach* or white cedar trees, as well as some olive trees, in Naismith Street and a *Melaleuca* on the south side.

Schedule:

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences and Outbuildings	No
Prohibited uses	No
Aboriginal Heritage Place	No

Table: Contributory and non-contributory properties:

Address	Street	Suburb	Significance
1	Naismith St	Footscray	Contributory
2	Naismith St	Footscray	Contributory
3	Naismith St	Footscray	Contributory
4	Naismith St	Footscray	Contributory
5	Naismith St	Footscray	Contributory
6	Naismith St	Footscray	Contributory
8	Naismith St	Footscray	Contributory
10	Naismith St	Footscray	Contributory
12	Naismith St	Footscray	Contributory

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Address	Street	Suburb	Significance
14	Naismith St	Footscray	Contributory
16	Naismith St	Footscray	Contributory
18	Naismith St	Footscray	Contributory
20	Naismith St	Footscray	Contributory
22	Naismith St	Footscray	Contributory
215	Ballarat Rd	Footscray	Contributory
2	McCubbin St	Footscray	Contributory
4	McCubbin St	Footscray	Contributory
6	McCubbin St	Footscray	Contributory
8	McCubbin St	Footscray	Contributory
10	McCubbin St	Footscray	Contributory
12	McCubbin St	Footscray	Contributory
14	McCubbin St	Footscray	Contributory

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Precinct 4.

Place Name:	Hansen Inter-war Residential Precinct
Address:	Hansen Street and Nesnah Street, West Footscray
Place Type:	Residential precinct
Level of Significance:	LOCAL
Recommendation:	That the precinct is included in the Heritage Overlay schedule to the extent of the mapping shown below

Map:

East to west view of Hansen Street. Although subdivided and developed during the late inter-war period, the precinct's gutters and kerbs are constructed of bluestone pitchers, fabric more generally associated with nineteenth century subdivisions. Source, M. Summerton, 2020

View from Hansen Street into Nesnah Street. The shorter Nesnah Street is defined by the same inter-war neighbourhood character. Source, M. Summerton, 2020

From left to right, numbers 10, 12 and 14 Hansen Street. The Hansen Inter-war Residential Precinct is characterised by variations of single storey, weatherboard Californian Bungalow style houses which impart a homogenous suburban character to the streetscapes. Source, M. Summerton, 2020

Statement of Significance

What is significant?
The Hansen Inter-war Residential Precinct in West Footscray, consists exclusively of modest weatherboard Californian bungalow houses in an inter-war period subdivision, built by local builder and timber mill owner, Anders Hansen, at the peak of West Footscray's 1920s housing boom. The subdivision pattern is characterised by regular allotment sizes, free-standing houses in garden settings with consistent front and side setbacks, and single side driveways with dual concrete wheel strips leading to a rear garage. Anders Park was created by Hansen as an almost private children's playground and park for the residents at the rear of Hansen Street with narrow pedestrian walkways as access. The following elements contribute to the significance of the precinct:

Inter-war Bungalows (1928-1939)

- Consistent front and side setbacks.
- Large gable roof, facing or parallel to the street, or hipped roof with projecting gable. Some roofs in pyramidal form. One example of a jerkin head roof. Roof cladding typically of corrugated iron, terracotta tiles, concrete tiles, or metal simulated terracotta tile sheeting with wide eaves with exposed rafters. Detailing to gable ends, such as shingling, half-timbering, brackets, textured pressed metal and batten and weatherboard finishes.

- Simple, square red brick chimneys, and taller chimneys to the side of houses.
- Intact weatherboard walls with V-notching and shingle finishes to front elevations.
- Faux concrete conite facades.
- Deep verandahs or enclosed porches (late 1930s houses), some with stepped corners and low walls. Sturdy cement rendered and painted piers. Tudor Revival features, such as low pointed arches. Tapestry brick detailing. Short, moulded concrete columns (twisted, fluted, classical) or timber posts supporting verandah roofs.
- High waisted timber panel front doors with light features and sidelights.
- Windows with facetted bays and bows, some with a flat roof and exposed rafters. Some with lead lighting and awnings with fretted brackets.
- Timber box-framed casements and double-hung sashes. Three-light windows with fixed centre pane and side sashes. Curved horizontal bar (transom) in centre window lights. Lead-lighting in geometric and swag patterns in upper lights. Small picture windows.
- Low front fences constructed of brick, rendered brick, woven wire, steel mesh or battens/pickets with matching gates, some examples made of wrought iron.
- Gates made of wire fabric (sometimes with ornamental scrollwork on top), or wrought iron.
- Front garden settings and paths curving across lawns to verandahs.
- Driveways with dual concrete wheel treads and lawn centre strips.
- Bluestone pitchers to street kerbing and gutters.
- Nature strips with plantings, including a small number of Australian native trees.

How is it Significant?
The Hansen Inter-war Residential Precinct in West Footscray is of local historical, architectural (representative) and aesthetic significance to the City of Maribyrnong.

Why is it Significant?
The Hansen Inter-war Precinct is of historical significance as a strong expression of West Footscray's rapid growth in the 1920s and 1930s. The increasing prosperity of the suburb's workers is illustrated by the continued growth in the suburb and improvements in worker housing. (Criterion A)

This cohesive precinct of modest weatherboard houses is representative of the popularity and appeal of the freestanding Californian Bungalow in its various styles. The houses illustrate the ubiquity of home and car ownership as a suburban ideal during the inter-war years. (Criterion D)

The precinct physically exemplifies the land developing and house building enterprise of former Footscray councillor and local contractor and timber mill owner, A.M. 'Andy' Hansen. Hansen's affordable, 5-room, weatherboard bungalows progressed and transformed Footscray's streetscapes. The precinct is significant as a record of Hansen's standardised approach to house construction using low-cost materials and designs that could offer a variety of features applied to the bungalow form. The provision of generous streetscapes and a private park for residents adds to the significance. (Criterion A)

The precinct is aesthetically distinctive for the homogenous character of its bungalow forms and the rhythmic pattern of their variations expressed in Californian, Tudor-revival, Mediterranean and Colonial styles. (Criterion E)

Description

The Hansen Inter-war Precinct consists of weatherboard houses in Hansen Street and Nesnah Street. They stand in a late 1920s subdivision created by builder, Anders Mauritz Hansen, who probably built most of the houses in the precinct.

Most of the houses have regular front and side setbacks and stand on uniform blocks, which have 41ft frontages and depths ranging between 90ft and 100ft. All have front garden settings and nearly all have side driveways, many of which retain concrete wheel strips with lawn centre panels. A small number of houses retain an original single garage at the

end of the drive which is visible from the street. There are several examples of original front fencing, which is typically low in height and built of timber framed wire fabric or simple timber pickets.

Hansen also reserved about half an acre for a children's playground. Known as 'Anders Park', it is located behind houses on the north side of Hansen Street and is not visible from the street. It is accessed via a narrow, bitumized walkway that runs between numbers 14 and 16 Hansen Street, and the entry point from the street is signposted by an interpretive panel on Anders Hansen. The triangular-shaped park is grassy with some trees and enclosed by the rear paling fences of the surrounding houses. Another walkway crossing through Hansen Street provides links to Geelong Road on the south side and Exhibition Street on the north.

The land is relatively flat and the two streets have a bitumen surface, with basalt pitchers to kerbs and gutters, and concrete footpaths. The grassed nature strips feature regularly spaced street trees, and while these are mainly recently planted Ornamental pears (Pyrus species), a small number of interspersed mature native trees, including Bottlebrushes (*Callistemon*) and Paperbarks (*Melaleuca)* appear to be much older.

Hansen Street view from east to west. The cohesive streetscape is characterised by modest, free-standing houses in garden settings with consistent setbacks, side drives, low front fences and nature strips. Source, M. Summerton, 2020

Interpretive panel at the entrance to the pathway leading to Anders Park behind Hansen Street. Source, M. Summerton, 2020

65 Hansen Street has a mature Paperbark (Melaleuca) on the front nature strip which may possibly date to when the subdivision was created. Most of the street trees in Hansen and Nesnah Streets are more recently planted Ornamental pears. Source, M. Summerton, 2020

The contributory housing stock in the precinct comprises inter-war houses that can still be classified as bungalows, though some of the earliest houses in the precinct are reminiscent of Edwardian designs in their use of turned timber verandah posts, valances, fretwork, awing brackets, neo-classical style leadlight patterns and preference for casement windows with narrow lights.

9 Hansen Street. The house has Edwardian as well as inter-war characteristics. The brick fence was added in the post-war years and removed in March 2020. Source, M. Summerton, 2020

Apart from number 2 Hansen Street with its large jerkin head roof, parallel orientation to the street, side entrance and larger block of land (since subdivided to create 2A Hansen Street), the precinct is typified by houses with transverse and tiered gable roofs, hipped roofs with smaller gables and the occasional pyramidal roof. All are built as single-storey dwellings but some of the houses now have second storey additions above or at the rear. Some of these second storey additions have been built too far forward in the main roof or have fenestration facing the street which has confused the style of the house. Some of these have been nominated as non-contributory as a result.

The jerkin head roof form of the house at number 2 Hansen Street. Its transverse orientation to the street, side entrance and Arts & Crafts details to the front door set it apart from other early bungalows in the precinct. Source, M. Summerton, 2020

Roofs are clad with corrugated iron or glazed and sometimes unglazed terracotta tiles, but there are also examples of concrete tiles and metal simulated tile sheeting, all of which are original to the period. A verandah may be incorporated under the main roof or have an independent flat roof. All were built with simple, mostly square red brick chimneys, usually two, either short or taller, some rising externally as a pair on the side of the house. Many houses retain this important rooftop feature.

7 Hansen Street. One of the earliest houses in the precinct, this bungalow has an iron roof and tripartite casement windows Source, M. Summerton, 2020

51 Hansen Street. Detail of original decorative timber bargeboard end to the front gable. Source, M. Summerton, 2020

41 Hansen Street. Metal simulated tile sheeting with textured coating is original to the period. Several bungalows in the precinct feature this cost-efficient roofing fabric, a common trait of many inter-war bungalows in West Footscray. Source, M. Summerton, 2020

Most of the bungalows are constructed wholly of timber. Some built during the 1930s feature facades made of a type of render set in expanded metal. Known as 'conite', this cost-efficient faux render was popular during the 1930s and 1940s. A very small number of the precinct's houses are clad with simulated brick sheeting. It dates to the 1960s and is not a contributory feature.

63 Hansen Street. Weatherboard construction with 'conite' façade and simulated brick detailing that matches the clinker brick verandah piers. The roof has metal simulated tile sheeting. Source, M. Summerton, 2020

Original windows are timber framed with boxed double-hung sashes, the majority having three-lights with a fixed centre pane. The earlier houses tend to have narrower, more vertical casements. Nearly all retain original lead lights in a variety of mostly geometric patterns, and sidelights to front doors, with a small number of houses also incorporating fixed picture windows. Doors tend to be obscured by security screens, but those that are visible often feature decorative glazing.

8 Hansen Street. Early weatherboard bungalow, typical of the late 1920s with 3-light casement windows under a sloping verandah and separate front awning. The front entrance has double doors. Source, M. Summerton, 2020

Numbers 1A and 2A Nesnah Street are atypical of houses in the Hansen Estate. They were built on narrower allotments at the end of the dead-end street, with no provision for side drives. The freestanding pair share basic, functional forms with conite facades, small enclosed porches, and windows with decorative lead lighting. 1A retains its original roof of metal, simulated terracotta tile sheeting. Source, M. Summerton, 2020

As they present to the street, the houses modestly illustrate the popular bungalow designs of the period within the modest budget allocated for their construction. Common elements are repeated in various combinations to provide a uniformity of character but also individuality along the rows of houses. This set of visually cohesive, repeating stylistic features notably include V-notching, half-timbered gable ends, facetted bay and bow windows, 3-light sash windows and casements with lead-lights, shingling, decorative timber and moulded concrete verandah supports, brick piers and half-walls, red brick chimneys, deep verandahs and enclosed porches, and exposed rafters.

Most of the precinct's houses have asymmetrical massing typical of the Californian Bungalow form and share similar features in common with designs for timber-framed, standard dwellings offered by the State Savings Bank of Victoria. A much smaller number of the precinct's houses are symmetrical with a central entry porch and display in a modest way, the simplicity of a Georgian house or Indian Colonial Bungalow. Classical references recur in a variety of verandah column styles, and Spanish Mission, Old English and Art Deco characteristics make a small appearance in geometric shapes and stepped corners, twisted columns and rendered, low pointed arches.

69 Hansen Street. The house features an enclosed porch with low pointed arches over the openings as a small reference to the Tudor revival style. The façade is made of conite, and the small enclosed porch and overall plain house form anticipates the austere style associated with the post-war era. The metal roof is not original and the garage and front fencing are later additions. Source, M. Summerton, 2020

Fences

Some of the estate's original, relatively low front fences remain in situ and contribute to the streetscape values of the precinct. Typical of the period, they are made of wire fabric on a plain timber frame with square posts, or from sturdy steel mesh on a steel tube frame, both with matching gates. Sometimes a matching, taller steel mesh and tube gate is situated further down the driveway. Less common are rendered brick fences, which tend to be lower in height. There are also plain timber baton fences with square or simply-shaped tops, or a capped top, and while these examples may or may not be original to the houses they are consistent with the inter-war bungalow attitude of 'a new simpler interpretation of the timber pickets' from earlier periods [Butler, 1992, p68]. In the 1960s some fences were replaced by brick and concrete breeze block fences, which at least conformed to the low level scale of the original inter-war fencing.

51 Hansen Street. Original wire fabric fence on timber frame with matching steel tube and wire fabric gates. Source, M. Summerton, 2020

25 Hansen Street. Brick and concrete breeze block fence built in the 1960s, and wrought iron gates. The fence fabric is inconsistent with the period but the scale is acceptable. Source, M. Summerton, 2020

History

The area now known as the City of Maribyrnong was a significant meeting place for the Wurundjeri Woi Wurrung and the Bunurong peoples and clans of the Kulin Nation. Where the Maribyrnong and Yarra rivers join was an especially important place as it symbolised the joining of groups who would travel along the rivers. Maribyrnong is an anglicised version of the Aboriginal expression 'Mirring-gnay-bir-nong' which translates as 'I can hear a ringtail possum'. European settlement along the Maribyrnong River in the 1830s had a massive impact on Aboriginal people – decimating communities, displacing families and disrupting lives. And yet in spite of this, Aboriginal culture has remained a dynamic force in contemporary society and the Maribyrnong community [Maribyrnong City Council website].

The first occupation by Europeans of Kulin Nation lands along the Maribyrnong occurred in 1839 with the establishment of a punt over what was then called the Saltwater River. The township of Footscray was surveyed in 1849 but there was already a number of slaughterhouses, a hotel and a few scattered residents living beside the river.

The Hansen Inter-war Residential Precinct occupies part of Crown Allotment 3 of Section 13 of the Parish of Cut Paw Paw, County of Bourke. An early plan of 1840 drawn and painted on parchment shows the parish divided into a grid of 640 acre blocks, with the pastoral holding of Scottish settler Peter Inglis covering a large part of the district [Sydney C10]. A small stand of she-oaks edges across the allotment from a thick swathe of trees that follow the length of the Maribyrnong River and surround the reserve set aside for the Footscray village.

Inglis, who lived on the estate 'Ingliston' near Ballan, acquired land all over the colony including large holdings at Dandenong, Mornington, Sandridge and Prahran as well as extensive acreage further afield, much of it tenanted to farmers [Peter Inglis Will & Probate Papers]. By 1865, he had subdivided the southern part of his Cut Paw Paw land into farming allotments of various sizes, the smallest being closer to the Geelong Road. Those in Crown Allotment 3 on the north side of the road were among the smallest and most compacted blocks, ranging in size between seven and fourteen acres [Parish Plan, 1865].

Crown Allotment 3 retained its rural association into the early twentieth century. At some point part of it was acquired by prosperous Spotswood dairy farmer, John Ralph Schutt. Looking for cheaper fodder for his cows, he started his own chaff cutting and oats mill in 1913 on the corner of Geelong and Williamstown roads. In 1916, he partnered with Melton miller, C.E. Barrie and the following year they shifted to a disused quarry site on the opposite side of Geelong Road. This new location on the corner of Sunshine Road, near the West Footscray Railway Station and goods yard, allowed them to expand and diversify into 'the largest mill of its kind in Australia' [Vines, 1987; *Forging Ahea*d, 1947].

They had stables on the other side of Geelong Road and an interest in a motor garage built on the site of their first mill. Within walking distance of the mill complex they also owned 16 acres of Crown Allotment 3 in the form of a triangle with

frontages to Robbs Road and Geelong Road. Early in 1926, Schutt sold this asset to local builder, timber merchant and estate agent, Anders Mauritz Hansen 'in a land deal in which more than £10,000 was involved' [unsourced clipping, Footscray Historical Society]. At the time, both were serving as Footscray councillors and were keen to advance the progress of the city. Reporting on the transaction with much interest, a local newspaper informed residents of Hansen's intention to subdivide the land and build much-needed homes.

> The proposed subdivision provides for a liberal space for recreation purposes and two made streets at the owner's cost. There are blocks for 140 houses, the smallest allotment being 41-ft. by 90-ft.
>
> Mr Hansen is one of the most successful and largest home builders in the state. He has built hundreds of houses in the last few years, mostly in Footscray, and his exceptionally easy terms of possession have been the means of many obtaining their own property while otherwise it would have been impossible.
>
> His judgement of property values is based on practical experience and he predicts a future of rapid progress for the area south of the West Footscray station [unsourced clipping, FHS].

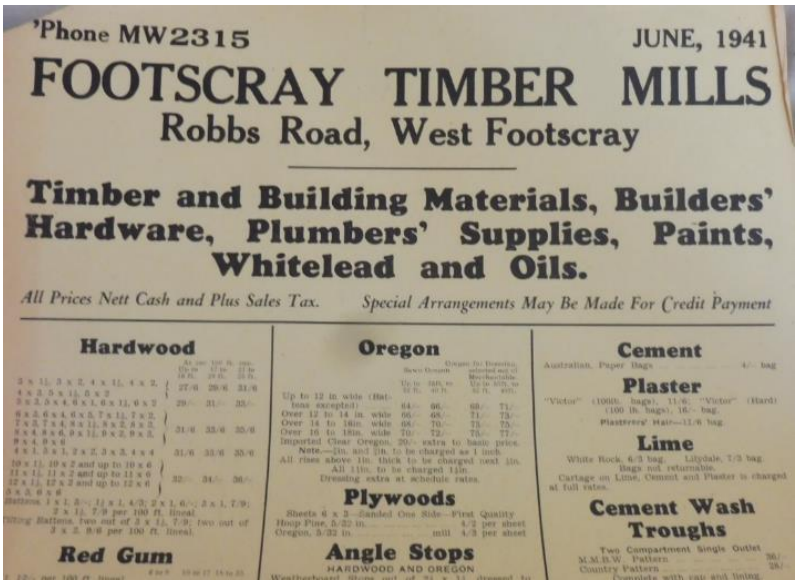
Hansen's Timber Yard in Robbs Road, May 1930. His office was then in Nicholson Street, Footscray, but would soon transfer to a prominent new brick building on the corner of Robbs and Geelong Roads, a few doors from the Californian bungalow he had built as his new residence. Source: Footscray Historical Society

Hansen's fleet of delivery trucks at the Robbs Road timber yard. Source: Footscray Historical Society

Footscray was experiencing a major land and building boom. The *Advertiser* had reported on this phenomenon in 1924, when it observed 'property is realising prodigious prices' and 'estates in the outer areas are being subdivided and sold at a price per foot that approximates the price paid for it per acre' [cited from Lack, p246]. As noted by John Lack, it was

accelerated by industrial growth by the river and out along the Geelong Road and Sunshine railway, and also stimulated by Footscray's tramway system which finally opened in September 1921 after years of delay [Lack, p246]. On 6 January 1921, the area west of Williamstown Road had been returned to the City of Footscray after 50 years as part of Werribee Shire. It followed from a vigorous campaign by Edward Hester, who was subsequently elected as the first councillor for the newly created West ward, later renamed Kingsville [*Independent*, 18 February 1922, p2]. This broad area of largely windswept paddocks was quickly snapped up for subdivision and house and factory construction, most conspicuously by A.M. Hansen, whose motto "Hansen for Houses" was becoming a local byword for home seekers. A competent, conservative designer, he began building houses in 1913 in West Footscray's Edgar Street, when this part of the municipality still belonged to Werribee, and no doubt he realised the area's development potential [*Footscray Mail*, 31 August, p1].

In 1923 Hansen established a timber mill to augment his construction company, locating it on two acres of land in Robbs Road, where he was perfectly positioned to expand Footscray westward with new estates. As the building boom accelerated, his teams were producing one relatively inexpensive but soundly-built, five-room weatherboard bungalow every 39 hours, and inspired by the labour-saving, streamlined methods of America's Henry Ford, all timber components were standardised and pre-cut and then assembled before they left the mill [*Footscray Mail*, 27 March 1926].



'Phone MW2315 JUNE, 1941

FOOTSCRAY TIMBER MILLS

Robbs Road, West Footscray

Timber and Building Materials, Builders' Hardware, Plumbers' Supplies, Paints, Whitelead and Oils.

All Prices Nett Cash and Plus Sales Tax. *Special Arrangements May Be Made For Credit Payment*

Hardwood

Red Gum

Oregon

Plywoods

Angle Stops

HARDWOOD AND OREGON

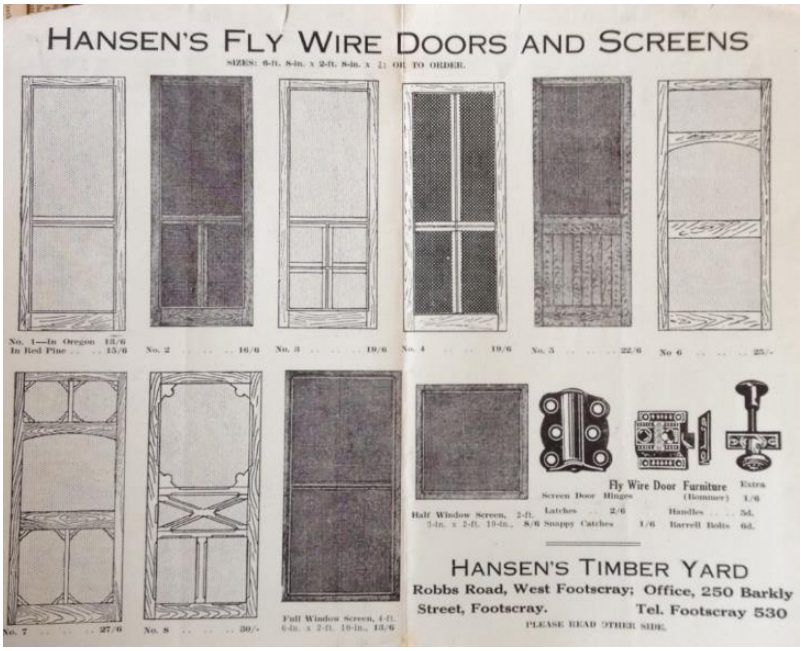
Cement

Plaster

Lime

Cement Wash Troughs

Detail of printed price list of products from Hansen's Timber Yard in June 1941, when building supplies were becoming scare during wartime restrictions. Source: Footscray Historical Society



Promotional material from A. Hansen's office on the corner of Geelong and Robbs Road, opposite his timber yard, both a few doors away from his house on Geelong Road. Source: Footscray Historical Society

Hansen targeted 'handy' land for his projects in the west, developing subdivisions close to main roads and public transport as demonstrated by his Geelong Road, Barkly Street, and Tottenham Inter-war estates as well as by his experimental concrete houses in Braid Street built around the corner from his mill in 1941 [*Footscray Advertiser*, 24 May 1941, p2].

In 1928, Hansen's plans for the 16 acre, triangular parcel of land on Geelong Road were finalised, and included the north side of Geelong Road between Graingers/Robbs Road and Ormond Road and two newly-created streets – Hansen Street, running parallel to Geelong Road, and the cul-de-sac, Nesnah ('Hansen' spelt backwards) Street branching off northwards. Most of the estate's blocks were provided with 41-foot frontages and depths ranging between 90 and 100 feet. At the Graingers/Robbs Road end of Geelong Road, he reserved seven shop sites with 20 foot frontages to Geelong Road and left the V-shaped corner site for his eye-catching red brick sales office at number 282. A few doors south of this building he constructed a new residence for himself at 290 Geelong Road, a large double-fronted weatherboard bungalow with bow windows, which replaced his home of many years at 181 Charles Street, Seddon. Close to his timber mill just around the corner, this new house was one of the first on the estate, as were the more modest, five-room bungalows that continued along the Geelong Road length of the subdivision. The *Sands & McDougall Directory* recorded sixteen houses here in 1930 with a further two under construction, and by 1940 there were 43 [1930, p360; 1940, p396]. Houses in Hansen Street followed at a slower pace, also from the east end; with just five built by 1930, another under construction and the street numbers yet to be allotted [1930, p360]. Nesnah Street did not commence until the end of the decade, when all three streets of Hansen-built houses were completed, the entire estate taking about ten years to fill with rows of modest, freestanding weatherboard bungalows in garden settings with rhythmic repeating and alternating features. During this period local papers carried advertisements for Hansen house and land packages starting from the very affordable price of £550 [*Footscray Mail* 31 August 1929]. Just a few years earlier, the *Advertiser* had remarked on the growing popularity and price of 'the American bungalow type' in West Footscray's Barkly Street, noting that 'few of the new homes cost less than £800' [*Advertiser,* 21 October 1922, cited from Lack, p246]. Hansen's budget-priced bungalows compared exceedingly well and little wonder they were so popular and built in their hundreds all over Footscray.

Advertisement in the Footscray Mail, 31 August 1929. The subdivision plans for the Hansen Estate had been approved in 1928 and in 1929 and similar affordable bungalow houses were starting to be constructed at the east end of the street. Despite the devastating impact of the Great Depression, which commenced in 1929, at least 16 houses stood on the estate by 1930, most on the blocks facing Geelong Road. Source: Footscray Historical Society

The factory and adjoining yard is Hansen's Timber Mill on the corner of Robbs, Geelong and Graingers Roads. The Hansen Estate, across from the timber mill, stretches to the upper right showing the uniform rows of completed bungalow houses along Geelong Road and Hansen Street. Source: C. Pratt & Airspy, 'Geelong Road, West Footscray', ca.1940-ca.1949, State Library Picture Collection

The Hansen Estate was progressive as a private subdivision for its provision of a children's playground. While not designed to serve as a visual feature of the estate, its inclusion nonetheless reflected developing ideas on the need for playgrounds in the metropolitan area. Measuring 1 rood and 8 perches (about half an acre), the triangular parcel of land

was situated behind houses on the north side of Hansen Street and could not be seen from the street. Entry was from a narrow public walkway running between the houses at numbers 14 and 16 Hansen Street. Today the asphalt path to the park is signposted by an interpretive panel that pays tribute to A.M. Hansen as a prolific local builder, Mayor of the City of Footscray 1929-1930 and municipal councillor between 1926 and 1935. A right-of way between Hansen Street and Geelong Road provides a link to the estate's houses on Geelong Road.

Hansen's period of service on the Footscray Council coincided with the city's remarkable progress during the inter-war years. It was a unique period marked not only by prosperity and expansion but also by social reforms advanced by the council in relation to housing standards, environmental planning, road improvement, tree planting, and public land for recreation. Hansen was proud of his own advances in this area, and wrote that every family 'has a perfect right to a better standard of living … To take advantage of the social services now offering' [*Mail*, 24 December 1938, p19]. His residential land frontages of 41 feet, which improved on the minimum requirement of 33 feet, and the playground in the Hansen Estate are examples of the reforms that were shaping Footscray's inter-war subdivisions.

The responsibility for providing open spaces for suburban recreation was generally accepted to be the role of local government and increasingly during the 1920s, Footscray Council endeavoured to fulfil this obligation. It was made all the more aware of this duty in 1925 after letters came from the Australian Natives' Association urging it 'to obtain further recreation reserves and playgrounds in the municipality' [*Argus* 12 February 1925, p15]. One way of doing this was to pressure developers to set aside portions of land for recreation purposes, despite councils at the time having no powers of enforcement. However, Footscray Council, as recounted by John Lack, successfully 'bluffed Sir William Angliss by refusing in September 1925 to seal two plans of subdivision' for the Angliss Housing Estate [HO1] unless provision was made for a public reserve [Lack, pp249-50].

Places for children to play were becoming limited as Footscray's paddocks disappeared under houses and cars began taking over streets. Designated playgrounds were needed not just in Footscray but all over Melbourne and by the end of 1926, Footscray's councillors had taken the lead in promoting their importance. In November they arranged 'a playground conference' between metropolitan councils, the Municipal Association and the Town Planning Association with the object of drawing up a policy on such spaces [*Age* 4 November 1926, p11]. The resulting 'playground committee' proposed to advocate for the amendment of the Local Government Act to give municipalities the power to refuse any subdivision plan which did not provide for a suitable area for recreation [*Herald* 8 March 1927, p13]. Afterwards, Footscray Council drew much praise when it announced it would commit to spending £1000 annually on playgrounds, with the *Herald* pronouncing

> Footscray has some fine civic ideals. Its scheme for the allotment of playgrounds for children, and its admirable lay-out of its main playground in the park overlooking the Maribyrnong River are object lessons for all other municipalities [*Herald,* 8 March 1927, p13; 15 June 1927, p19].

(Councillor) Hansen purchased the 16 acres of land for the Hansen Estate in 1926 during this remarkable period and the subdivision plans when finalised in 1928 included a playground.

On Christmas Eve in 1938, Hansen announced that all of the estate

> has now been completely sold out, with new homes erected on all the allotments. The newly made streets are tree lined, and in a few years will provide pleasing avenues

He wished 'everyone good health and greater prosperity … with the hope that every citizen will become the owner of his or her home' [*Footscray Mail*, 24 December 1938, p19].

Another milestone is nearly passed!

and is it not a time for each of us to hesitate and reflect on what the year has meant and of what has been achieved

What advancement have we made . . .

Did we set out on an ambitious plan and allow it to decay through procrastination . Achievement is not an accident it is careful and constructive action.

Every man and his wife and family are entitled to be their own house owner . . Make this your 1939 Resolve . . and don't let it be put off.

A. M. HANSEN sends you hearty good greetings and best wishes for 1939.

Modern science and building methods, supported by easy, straight-forward finance, brings home-ownership within the reach of all. Every reputable family man has a perfect right to a better standard of living . . . To take advantage of the social services now offering . . . There is an enthusiastic delight in watching your rent payment each week bring your home nearer to your rightful desire of ownership . . . It places you secure in a happy habitation for life, with the satisfaction that you have created a heritage for your children.

Footscray and District offers unparalleled scope for the Home Owner. Last year A. Hansen built 85 homes that in a few years will be the possession of happy and proud owners.

New estates in picked residential areas have been opened up and choice building allotments await the progressive family man.

MAKE A 1939 RESOLVE TO BECOME YOUR OWN HOME-OWNER!

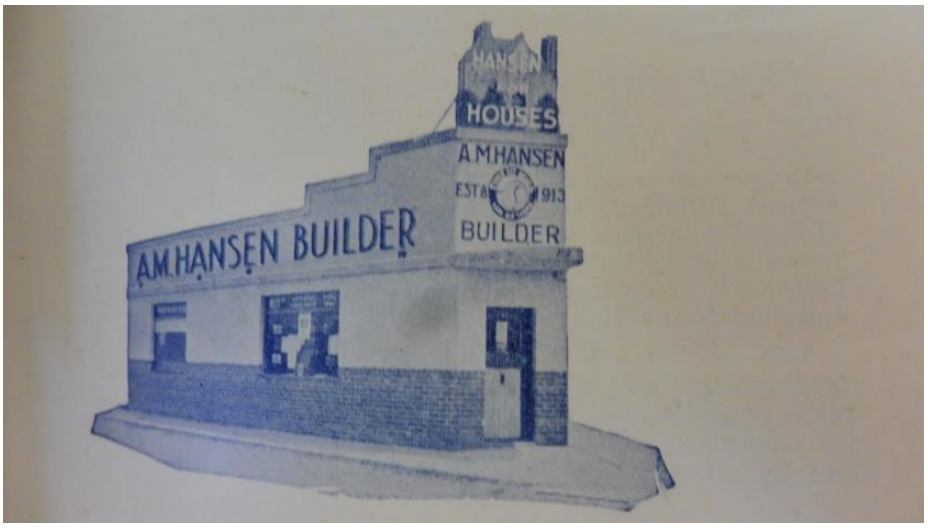
A. M. HANSEN

Corner Geelong and Robbs Roads., West Footscray

INVITES YOU TO WRITE OR CALL FOR HIS "GUIDE FOR H OME BUYERS"

A.M. Hansen sent 'his hearty good greetings and best wishes for 1939' in this advertisement in the Footscray Mail, and proudly informed readers of his achievements. *Footscray Mail*, 29 December 1938, p19. Source: Footscray Historical Society

1945 aerial photograph with arrows from left clockwise – Nesnah Street, Anders Park, Hansen's Timber Yard, Hansen's Office, Hansen's house and Hansen Street paralleling Geelong Road. Source: Melbourne 1945



A.M. Hansen's sales office was prominently and conveniently located on the corner of Robbs and Geelong Roads, close to his house, timber mill and the Hansen Estate. John Lack writes, 'Solid brick in a sea of weatherboard, Hansen the Builders' office, with its corner clock, became a district landmark for a generation' [Lack, 1991, p248]. The image is from one of the company's promotional pamphlets. Source: Footscray Historical Society

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Maps and Plans

Melbourne 1945, https://1945.melbourne [accessed 20.10.2020]
MMBW Plan No.172, 1929 (State Library of Victoria)
Municipality of Footscray, January 1922 (State Library of Victoria)
Parish Plan of Cut Paw Paw, County of Bourke, Department of Crown Lands & Survey, 13 January 1865, (Footscray Historical Society)
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Thematic context:

City of Maribyrnong Heritage Review Environmental History, Volume 2, 2000 (Barnard and Butler):

9. Planning and Developing Urban Settlements

   9.5 Twentieth century residential development [inter-war period]

12. Cultural Development

   12.2 Recreation

   12.2.1 Reserves and parks

Comparative precincts:

Comparative residential inter-war and early post-war heritage precincts within the City of Maribyrnong which serve to highlight the special characteristics of the Hansen Estate include:

The Tottenham Post-war Industrial Area Housing Precinct (Proposed)

The Tottenham Post-war Industrial Area Housing Precinct is located on the south side of Tottenham Railway Station, a few streets to the northwest of the Hansen Estate. It includes a number of weatherboard Californian style bungalow houses built by A.M (Anders) Hansen. The earliest of these date to 1938 and their styles replicate those of the last houses built in the Hansen Estate, which was completed by the end of 1939. His later bungalows, built in the precinct in 1940 and 1941, are less like those of the Hansen Estate and are characterised by the austere style of the wartime period, which typifies the majority of the precinct's houses. All are free-standing in garden settings on regular size allotments. Evidence of Hansen's activity in the precinct as a builder and developer is also apparent in the street name 'Sredna', which is 'Anders' spelled backwards, a ruse Hansen had used in the Hansen Estate when naming Nesnah Street. Like the Hansen Estate, the precinct also includes a children's playground and formerly included shops built by A.M. Hansen.

Naismith and McCubbin Streets Inter-war Housing Precinct (Proposed)

The bungalows of this precinct are located in the upper east of West Footscray and were constructed during the suburb's inter-war housing boom. Nearly all are of weatherboard construction and are free-standing on regular size allotments in garden settings with side driveways. Those of Naismith Street were built the late 1920s, while the McCubbin Street houses date from the second half of the 1930s. Their period of construction parallels the Hansen Estate subdivision as do their variations of modest Californian bungalow styles, which are characterised by gable roof forms. Unlike the houses of the Hansen Precinct, those of Naismith and McCubbin streets do not express the homogeneity of a contiguous subdivision estate.

Bottomley's Paddock Inter-war and Post-war Residential Precinct (Proposed)

This large precinct includes a number of streets north of Barkly Street west. It has a high proportion of modest weatherboard inter-war bungalow houses in various styles interspersed with numerous comparatively unadorned austere houses derived from the bungalow form and commonly built during WWII and the immediate post-war years. There are smaller examples of double and multi-fronted brick veneer houses, which represent the continued transition of the bungalow form in the post-war years. An intact corner shop with attached inter-war house is unique to this precinct. Streetscape settings, including block sizes, setbacks and street widths with nature strips, match those of the Hansen Estate. Several identical, repeating designs attest to many houses sharing the same builder, and some houses are strongly suggestive of Hansen's designs. The smaller Hansen precinct, a singular subdivision developed within a shorter time span, is notable for its concentrated collection of homogenous weatherboard bungalows constructed by one builder during the inter-war period.

Angliss Housing Estate (HO1)

Located in Kingsville area, the estate is characterised by variations of detached, single storey inter-war bungalow houses with common front and side setbacks, side drives. Like the Hansen Estate, the Angliss Estate was subdivided and built during the inter-war years by one developer, in this case by William (later Sir) Angliss (1865-1957) for his meatworkers. Both estates feature good examples of modest weatherboard houses built to a standard pattern that allows for variations to individual details such as glazing and lead lights, decorative timberwork, bowed windows and verandah columns. The Hansen Estate, which is smaller in size, has slightly larger blocks and wider streets, and the built character retains a higher degree of integrity and original design elements.

War Service Homes Precinct (HO12)

Bounded by Birdwood, Mitchell, Monash and Prince Streets, in northern West Footscray, this precinct of detached, mainly Californian bungalow style houses have common front and side setbacks and stand on regular size blocks that incorporate driveways. Alterations have reduced the streetscape character of the western portion of the estate and a children's playground originally provided for residents has since been developed with units. However, there are several fine, relatively intact examples of modest Californian bungalow style houses which contribute to the heritage values of this inter-war estate, as well as examples of original timber-posted woven wire fences. By comparison, the Hansen Estate is distinctive for the cohesiveness of its relatively intact design features and streetscape character imparted by its visual qualities and setting.

Queensville Estate (HO8)

This large precinct bounded by Williamstown, Geelong and Somerville roads represents two distinct periods in Footscray's development. The layout with its grid of long narrow streets with relatively small allotment frontages dates to the 1880s boom. The free-standing weatherboard villas and bungalow style houses subsequently built on the estate date from between the Edwardian and early Inter-war period and are more usually associated with larger allotment sizes. The resulting streetscape is distinctive for its dense rows of gabled and hipped roof forms of single storey Federation and Inter-war weatherboard houses on allotments which allow no space for a driveway. Subdivided and constructed during the inter-war years, the Hansen Estate by contrast illustrates one period of development and variations of one house type. The layout is characteristic of the suburban standards that typify the period, with a streetscape that features wider streets, nature strips, drive ways, and more generous frontages and side setbacks.

Somerville Road 20th Century Residential Heritage Area (HO10)

This small precinct is a highly expressive, well preserved physical record of middle class inter-war development in Yarraville. It highlights the contrast between the much smaller number larger homes serving the needs of the suburb's more affluent residents, such as employers and managers, and the modest homes of workers built in much larger numbers during the same period, such as those of the Hansen Estate. Both illustrate the key characteristics of the inter-war bungalow in that they are free-standing, generally single storey, hipped and gabled roofed, homely houses with verandahs in a garden setting with a side drive and low front fence. They also share an interest in incorporating various popular revivalist features associated with Tudor and Mediterranean styles, however without exception the larger, more

decorative Somerville bungalows are of masonry construction of individual design, whereas those of the Hansen Estate are economically built of weatherboard in repeating designs as mass housing in their own homogenous subdivision.

Recommendation:
That the whole of the precinct be included in the Heritage Overlay schedule as defined by the accompanying map.

Extent of curtilage:
The whole of the precinct

Significant Features
Significant features include consistent front and side setbacks, garden settings, side driveways, nature strips with trees and bluestone gutters and kerbs, pedestrian laneways and Anders Park.

Schedule:

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences and Outbuildings	No
Prohibited Uses	No
Aboriginal Heritage Place	No

Other recommendations:

It is recommended that additional places be investigated for their potential inclusion in the Hansen Inter-war Residential Precinct:

- Geelong Road component of the original Hansen Estate, between 282 and 364 Geelong Road (including A.M. Hansen's residence at 290 Geelong Road now a supported residential service)
- A.M. Hansen's former office on the corner of Geelong Road and Robbs Road

Table: Contributory and Non-contributory places:

Street Number	Street Name	Suburb	Significance
2	Hansen Street	West Footscray	Contributory
4	Hansen Street	West Footscray	Contributory
5	Hansen Street	West Footscray	Contributory
6	Hansen Street	West Footscray	Contributory
7	Hansen Street	West Footscray	Contributory
8	Hansen Street	West Footscray	Contributory
9	Hansen Street	West Footscray	Contributory
10	Hansen Street	West Footscray	Contributory
11	Hansen Street	West Footscray	Contributory
12	Hansen Street	West Footscray	Contributory
13	Hansen Street	West Footscray	Contributory
14	Hansen Street	West Footscray	Contributory
15	Hansen Street	West Footscray	Non-Contributory
16	Hansen Street	West Footscray	Contributory
17	Hansen Street	West Footscray	Contributory
18	Hansen Street	West Footscray	Contributory
19	Hansen Street	West Footscray	Non-Contributory

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Street Number	Street Name	Suburb	Significance
20	Hansen Street	West Footscray	Contributory
21	Hansen Street	West Footscray	Contributory
22	Hansen Street	West Footscray	Contributory
23	Hansen Street	West Footscray	Contributory
24	Hansen Street	West Footscray	Non-Contributory
25	Hansen Street	West Footscray	Contributory
26	Hansen Street	West Footscray	Contributory
27	Hansen Street	West Footscray	Contributory
28	Hansen Street	West Footscray	Contributory
29	Hansen Street	West Footscray	Contributory
30	Hansen Street	West Footscray	Contributory
31	Hansen Street	West Footscray	Contributory
32	Hansen Street	West Footscray	Contributory
33	Hansen Street	West Footscray	Contributory
34	Hansen Street	West Footscray	Contributory
35	Hansen Street	West Footscray	Contributory
36	Hansen Street	West Footscray	Contributory
37	Hansen Street	West Footscray	Non-Contributory
38	Hansen Street	West Footscray	Contributory
39	Hansen Street	West Footscray	Non-Contributory
40	Hansen Street	West Footscray	Contributory
41	Hansen Street	West Footscray	Contributory
42	Hansen Street	West Footscray	Contributory
43	Hansen Street	West Footscray	Contributory
44	Hansen Street	West Footscray	Contributory
45	Hansen Street	West Footscray	Contributory
46	Hansen Street	West Footscray	Contributory
47	Hansen Street	West Footscray	Contributory
49	Hansen Street	West Footscray	Contributory
51	Hansen Street	West Footscray	Contributory
53	Hansen Street	West Footscray	Contributory
55	Hansen Street	West Footscray	Contributory
57	Hansen Street	West Footscray	Contributory
59	Hansen Street	West Footscray	Contributory
61	Hansen Street	West Footscray	Contributory
63	Hansen Street	West Footscray	Contributory
65	Hansen Street	West Footscray	Contributory
67	Hansen Street	West Footscray	Contributory
69	Hansen Street	West Footscray	Contributory
71	Hansen Street	West Footscray	Non-Contributory
73	Hansen Street	West Footscray	Contributory
75	Hansen Street	West Footscray	Contributory
77	Hansen Street	West Footscray	Contributory
1	Nesnah Street	West Footscray	Contributory
1A	Nesnah Street	West Footscray	Contributory
2	Nesnah Street	West Footscray	Contributory
2A	Nesnah Street	West Footscray	Contributory
3	Nesnah Street	West Footscray	Contributory
4	Nesnah Street	West Footscray	Contributory
5	Nesnah Street	West Footscray	Contributory
6	Nesnah Street	West Footscray	Contributory
8	Nesnah Street	West Footscray	Contributory

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Street Number	Street Name	Suburb	Significance
10	Nesnah Street	West Footscray	Contributory
12	Nesnah Street	West Footscray	Contributory
14	Nesnah Street	West Footscray	Contributory
16	Nesnah Street	West Footscray	Contributory
18	Nesnah Street	West Footscray	Contributory
17A	Robbs Road (Anders Park)	West Footscray	Contributory

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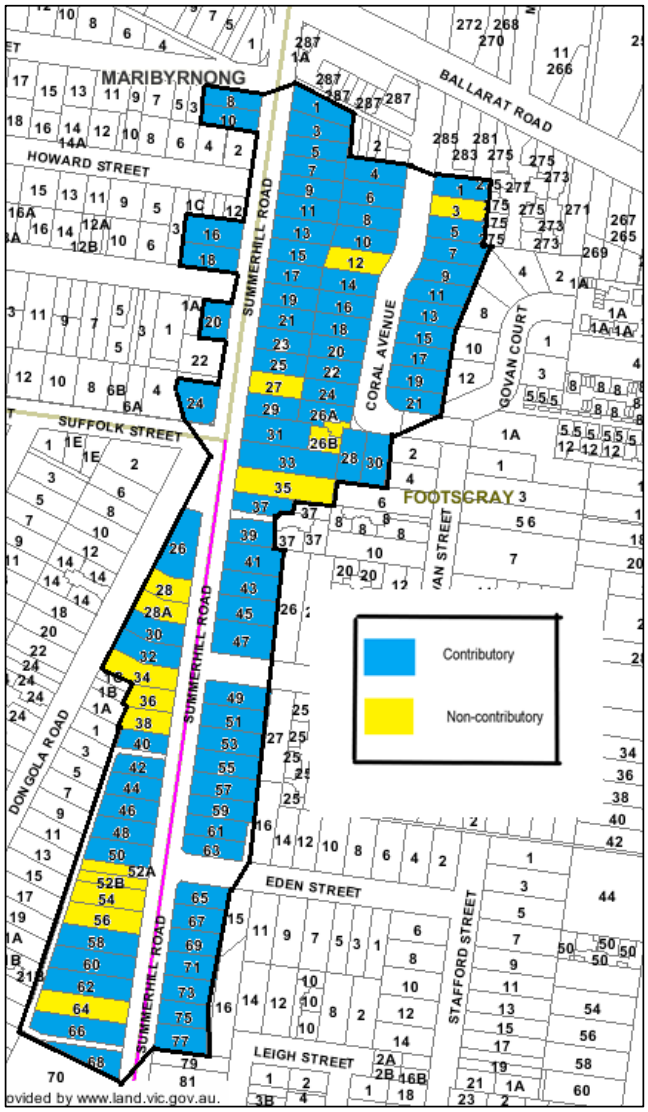
Precinct 5.

Place Name:	Summerhill Road Inter-war and Post-war Housing Precinct
Address:	1, 3, 5, 7-11, 13, 15-21, 23-69, 71-77 (odd numbers only) Summerhill Road, West Footscray, Footscray and Maidstone and 1, 3-22, and 24-30 (even numbers only) Coral Avenue, Footscray
Place Type:	Residential precinct
Level of Significance:	LOCAL
Recommendation:	To be included in HO schedule to the extent of the mapping shown below.

Map:



46 Summerhill Road, West Footscray, transitional Post -war triple-fronted weatherboard, Source M. Kenna, 2020

Summerhill Road, Source, M. McDougall 2020

Statement of Significance:

What is significant?
The Summerhill Road Inter-war and Post-war Housing Precinct contains a well-preserved collection of housing from the inter-war period and immediate post-war period. This includes Inter-war bungalows in Coral Ave and the eastern side of Summerhill Road, largely built by A S Whitehill. A similar group on the western side of Summerhill Road at 40, 42, 50, 60 and 66 and Post-war brick houses on the western side of Summerhill Road, including the brick duplex at 8 and 10, and 16, 18 and 47 Summerhill Road. The bluestone kerb and gutters and bluestone paved lane adjacent to 1 Summerhill Road and other RoWY are significant. Anomalies in the precinct include several earlier houses in Summerhill Road, which pre-date the predominant Inter-war and Post-war housing including 37 and 58, but which make a contribution to the scale and history of the precinct. Elements which contribute to the significance include:

Inter-war bungalows (c1915-1940)

- Single storey free-standing houses with consistent front setbacks, side drives.
- Generally weatherboard walls, with round edged boards.
- Terracotta or concrete tiled hipped tiled roofs extending in lower pitch over verandah and across the front, under a projecting hipped roof section. (two anomalies are the hipped roof at 57 and a gabled roof at 68, both of corrugated iron in short sheets).
- Tall face brick chimneys to the side, some with soldier course or vented tops, or with recessed bands
- Verandahs have a variety of supports for the roof- rendered square brick columns with tapestry brick details, some with stepped, tapered tops, some have paired or single round columns. Some verandahs have low brick or rendered brick solid balustrades.
- Original timber-framed windows, generally with fixed central pane flanked by double hung sashes, with curved decorative detail to upper section.
- Garden settings.
- Some original chain mesh and pipe rail fences, with timber posts.
- Concrete drive strips at the side.

Post-war houses, various styles (c1940-1960)

- Single storey free-standing housing, with a variety of forms and materials (one anomaly being the duplex at 8 and 10 Summerhill Road, Maidstone).
- Face brick walls in light or mid cream, or rendered brick (18 Summerhill Road).
- Terracotta tiled hipped roofs.
- Broad chimneys often located on the front .
- Timber framed windows, some corner windows, with 2 houses (24 and 47 Summerhill Road) having steel framed windows, and 47 having curved glass corner windows.
- Minimal porches, with small separate concrete slab roofs (18 Summerhill Road an exception, with enclosed curved feature porch).
- Low brick fences to match house in garden setting.

Transitional style (austere/functionalist) Post-war bungalows (c1940-1960)

- Single storey free-standing, with double or triple fronted form.
- Weatherboard walls, round edged boards, or deeper shiplapped boards.
- Concrete tiled hipped roofs.
- Chimneys, some broad chimneys on the front, with banding in a darker shade of brick.
- Minimal front porches.
- Timber framed windows, some corner windows, with horizontal glazing bars being the only decorative element.
- The detached housing form and consistent front and side setbacks in garden settings.

How is it significant?
The Summerhill Road Inter-war and Post-war Housing Precinct is of local historical, architectural(representative), and associative significance to the City of Maribyrnong.

Why is it significant?
The Summerhill Road Inter-war and Post-war Housing Precinct is of historical significance for the pattern of subdivision and housing from the 1930s to 1950s. The area had been primarily paddocks and quarries and while the physical evidence of the existence of basalt quarries no longer remains, this precinct reflects the later development of this area and the importance of the basalt industry to the City of Maribyrnong. When builder Albury Sydney Whitehill acquired two parcels of land totaling over 6 acres (approximately 2.5 hectares) in 1936 to construct 50-60 houses, it was described as the last remaining acreage in Footscray. (Criterion A)

The Summerhill Road Inter-war and Post-war Housing Precinct is of architectural (representative) significance for its free-standing, single storey housing, which is highly representative of the inter-war and post-war periods with variations

of bungalow forms expressed in modest, speculative housing, on blocks allowing for side drives and car access. The majority have hipped tiled roofs, and weatherboard walls, with the Inter-war bungalows having more substantial front verandahs with solid masonry or concrete columns, and tall chimneys on the sides. The houses are generally intact, with many showing only minor changes, retaining the essential characteristics of the housing of this period. The Inter-war housing, particularly the houses built by A S Whitehill, show a consistency of form and materials- hipped roof of concrete or terracotta tiles, with a projecting front hipped section and the main roof extending over the front porch with weatherboard walls and featuring a variety of decorative treatments for the front porch. The Post-war housing in the precinct is more varied, often austere, reflecting the post-war restrictions and changes in taste- some with the main decorative feature being the horizontal glazing bars dividing the timber windows, some with broad chimneys having horizontal banding. (Criterion D)

The Summerhill Road Inter-war and Post-war Housing Precinct has a special association with the local builder Albury Sydney Whitehill (1897-1979), who had an office at 57A Droop Street, "The Pebbles" and built many of the houses in the precinct. A.S Whitehill purchased and subdivided the land in Coral Avenue, including the adjacent eastern side of Summerhill Road, and built the majority of the houses in the area. (Criterion H)

Description:
The boundary of the precinct begins near the north end of Summerhill Road, and runs along the rear of the properties on the west side of the street, including the lane, to No.68, where it crosses to the east side to include No.77 on the east side of Summerhill Road, runs north along the rear of properties on the east side of Summerhill Road, then continues north cutting to the east to include properties in Coral Ave.

The majority of the precinct consists of Inter-war and Post-war housing, with some sections having a consistency of house style, and the majority of the Inter-war (c1939) houses are likely to have been built by local builder A S Whitehill, with some possibly by G. Dawson. The roofs are generally tiled, and the walls weatherboard, except for those on the west side of Summerhill Road, where there are some brick houses. They are generally quite intact, retaining original windows and chimneys.

The houses are generally set on relatively large allotments, with sufficient room for a side drive and car access.
There is a variety of street trees in the precinct. The east side of Summerhill Road has mature *Pyrus Ussuriensis* Manchurian Pear trees with trunk diameters in the order of 300mm-400mm. They are set in a grassed nature strip. On the west side, there are young trees of the same species. There is a large Norfolk Island hibiscus *Lagunaria Patersonsia* on a triangular grassed "island" at the intersection of Dongola Road and Summerhill Road. In Coral Avenue, there are several large native trees planted in the nature strip- an ironbark in front of No. 9, a smooth barked eucalypt in front of No.17, and a paperbark in front of No. 14 as well as young ornamental pear trees- *Pyrus usseriensis*.

13 Summerhill Road, Footscray, typical of the Inter-war houses of the precinct and likely to be built by A.S Whitehill, with terracotta tiled hipped roof, round-edged weatherboards, rendered square brick columns to verandah with tapestry brick details, original timber-

framed windows with curved decorative detail to upper sashes. This house and the one to the left (11) have original chainmesh fences. Source, M. Kenna 2020

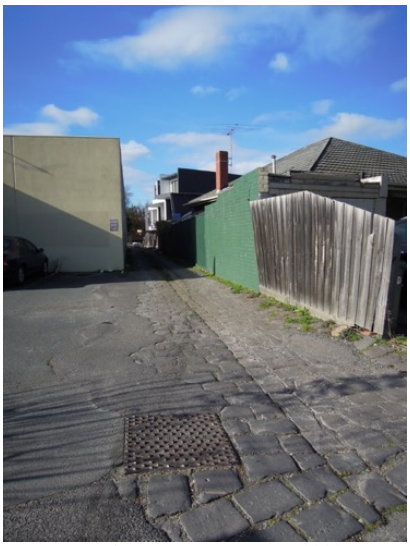
33 Summerhill Road, Footscray, typical of the Inter-war houses in this precinct, with hipped terracotta tiled roof, round-edge weatherboards, original timber framed windows with decorative leadlight upper sashes, paired round columns, probably built by A.S. Whitehill, Source, M. Kenna, 2020

24 Coral Ave, Footscray, also likely to have been built by A.S. Whitehill, with typical hipped tiled roof extending in lower pitch over verandah and across the front, under a projecting hipped roof section. Source, M. Kenna 2020

The Norfolk Island hibiscus tree *Lagunaria Patersonia* on the triangular island at the intersection of Summerhill Road and Dongola Road. This tree marks the approximate north end of the area that was formerly a quarry. Source, M. McDougall 2020

Tree outside No. 17 Coral Ave -Lemon scented gum *Corymbia citriodora.* Source, M. McDougall 2020

The guttering is modern concrete kerb and gutter for Coral Avenue and the northern part of Summerhill Road, while the section of Summerhill Road south of Eden Street intersection has bluestone kerbs and gutters. The precinct has a number of lanes, adjacent to 1 Summerhill Rd, Kelso Lane is paved is a typical bluestone paved lane, linking through to Coral Avenue. There is a gravel/asphalt lane which runs behind the houses at 42-66 Summerhill Road, and joins Summerhill Road between the houses at 40 and 42 to the north and between 66 and 68 to the south.



Kelso Lane, Source, M. McDougall 2020

18 Summerhill Road, Maidstone. A 1940s late Inter-war bungalow with rendered brick walls and curved entry. Porch., Source, M.Kenna 2020

62 Summerhill Road, West Footscray, transitional Post-war triple fronted weatherboard, Source M.Kenna 2020

History:

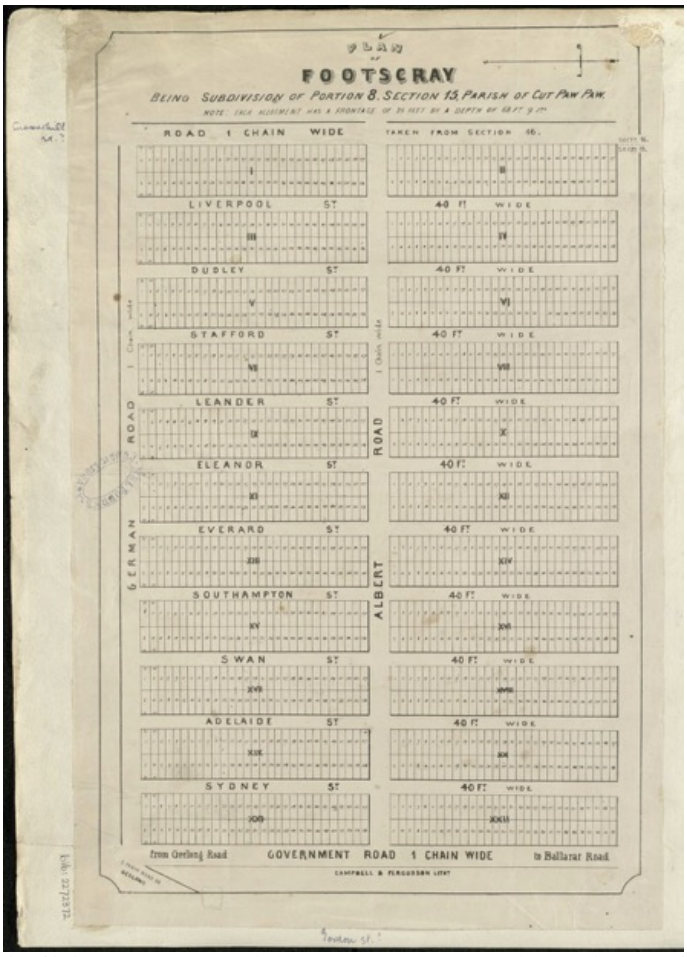
The area now known as the City of Maribyrnong was a significant meeting place for the Wurundjeri Woi Wurrung and the Bunurong peoples and clans of the Kulin Nation. Where the Maribyrnong and Yarra rivers join was an especially important place as it symbolised the joining of groups who would travel along the rivers. Maribyrnong is an anglicised version of the Aboriginal expression 'Mirring-gnay-bir-nong' which translates as 'I can hear a ringtail possum'. European settlement along the Maribyrnong river in the 1830s had a massive impact on Aboriginal people – decimating communities, displacing families and disrupting lives. And yet in spite of this, Aboriginal culture has remained a dynamic force in contemporary society and the Maribyrnong community. [City of Maribyrnong website 2020]

The first occupation by Europeans of Kulin Nation lands along the Maribyrnong occurred in 1839 with the establishment of a punt over what was then called the Saltwater River. When the township of Footscray was surveyed there was already a number of slaughterhouses, a hotel and a few scattered residents living beside the river. The first lands of the Kulin Nation to be sold to Europeans was 230 acres north of Ballarat Road extending to the river. In 1848 Footscray Village Reserve was named and surveyed south of Ballarat Road, near to the site of the already extant Punt Inn, belonging to Michael Lynch. [Lack, 1991, p.38-42]

P. Inglis obtained 640 acres of freehold land, Section 16, Parish of Cut Paw Paw, in early Crown land sales in 1851. Section 16 was on the western side of Summerhill Road. Much of the land that had been bought from the Crown was held by speculators who did not live on it or farm it and some of this land was subdivided and offered in small residential lots in the 1850s. [Butler, 2000. p.7]

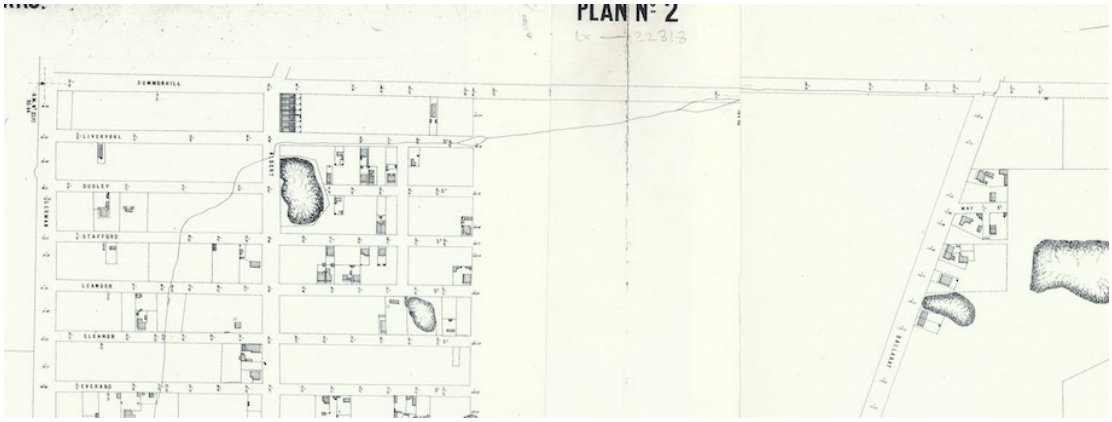
The western side of Summerhill Road, in Maidstone, north of the intersection of Dongola and Summerhill Roads in the proposed precinct, was part of an 1858 subdivision of the area bounded by Ballarat Rd, Ashley, Suffolk and O'Connell (now Summerhill), consisting of 3500 tiny allotments. [Butler, 2000, p.7] The private subdivision was by James William Thompson, who argued that he was motivated by the desire to provide the poor with fresh air and fresh water. [Lack, 1991. p 57] The "Maidstone Estate" part of Section 16, part of Bottomley's Paddock, consisted of tiny allotments, each one 26 x 68ft, 25th of an acre [*Argus*, 25 February 1858:8; Butler, 2000, p.27]

On the eastern side, in Section 15, a c1850s subdivision plan which includes the southern part of the precinct, also shows many small allotments in a very neat rectangular grid.



Ca. 1850s subdivision. Plan of Footscray, being subdivision of portion 8, section 15, Parish of Cut Paw Paw [cartographic material]. Melbourne : Campbell & Fergusson, lithographers [185-?] Source, SLV map collection.

While the first subdivisions in the area occurred in the late 1850s following the opening of transport routes, there was no real development in the area until the twentieth century. The Melbourne and Metropolitan Board of Works (MMBW) plan of 1894 shows the proposed precinct area completely undeveloped, apart from some sparse housing and a quarry around Albert Street (now Essex St). Summerhill Road is at the top, and Ballarat Road to the right of the plan below:



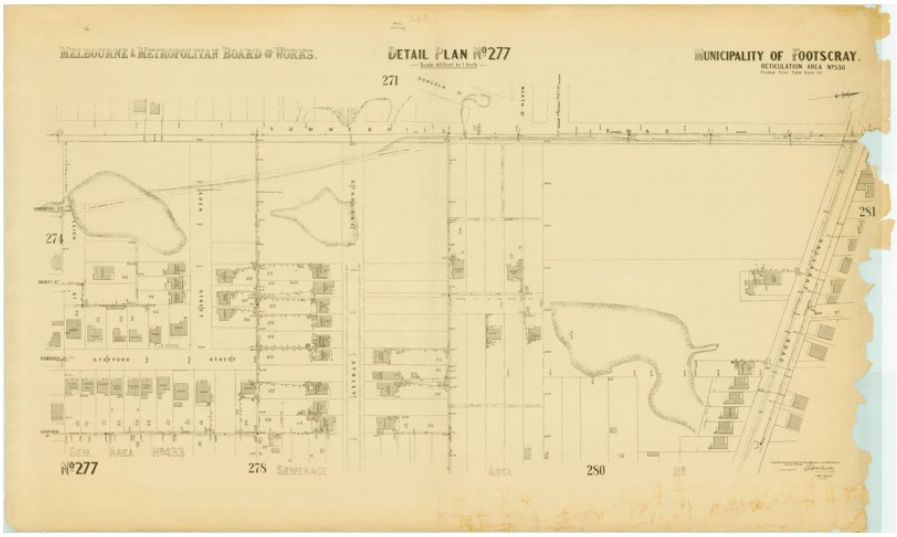
Summerhill St 1894 (MMBW Plan Scale 160 feet to 1 inch No.2 Footscray ,ca 1894). Source, State Library of Victoria

Basalt quarrying

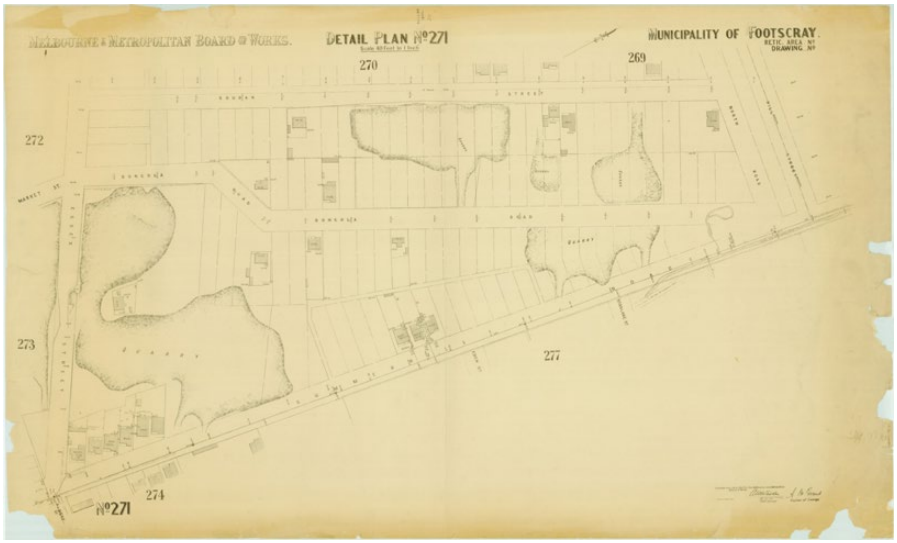
The Environmental History of the City of Maribyrnong dedicates an entire section to the important industry of basalt quarrying:

> The western area of Melbourne forms part of a vast basalt plain that stretches from the Yarra River across almost to South Australia…A very hard stone, basalt was recognised as a useful building and paving stone in the nineteenth century and many early public buildings, churches, some houses, and road and railway bridges were constructed of basalt. It was also used for paving roads and forming kerbs and gutters. One of the very earliest uses of western suburbs basalt was as ballast for ships returning to England after depositing cargoes of both imports and immigrants. Much of this ballast was quarried in Williamstown, Newport, Spotswood and Yarraville....Eventually bluestone quarries were dotted right across the current City of Maribyrnong, but in the early years they were located near the Maribyrnong and Yarra Rivers and Stony Creek, partly because these locations offered handy transport routes to the quarries. Early quarries were often small, opened up for a single private building. Quarrying and carting bluestone became such an important occupation in Footscray in the 1850s to 1870s that Melbourne Punch coined the alternative name of 'Stoneopolis' for the area….Many quarrying firms or families operated over several decades. James Govan opened a quarry in 1870 behind his bluestone house on the corner of Essex Street and Summerhill Road. The family continued to open new quarry holes in the same area into the twentieth century. In 1917 their main quarry 'covered the block between Summerhill Rd, Essex, Market and Graham Streets'. [Butler, 2000 Vol2, p.9]

While this Govan quarry is outside the (proposed) precinct boundary, there were still quarries between Stanlake St and Eden Street and between Eden St and Leigh Street on the eastern side of Summerhill Road in 1928. There were also quarries on the west side of Summerhill Road, south of the intersection of Dongola St and Summerhill Road, and immediately south of the precinct boundary, just south of No.68 Summerhill Road, at 70-78 Summerhill Road, where there is now a senior citizens village. The Summerhill Road area shows a number of quarries on the MMBW Detail Plans from 1928.



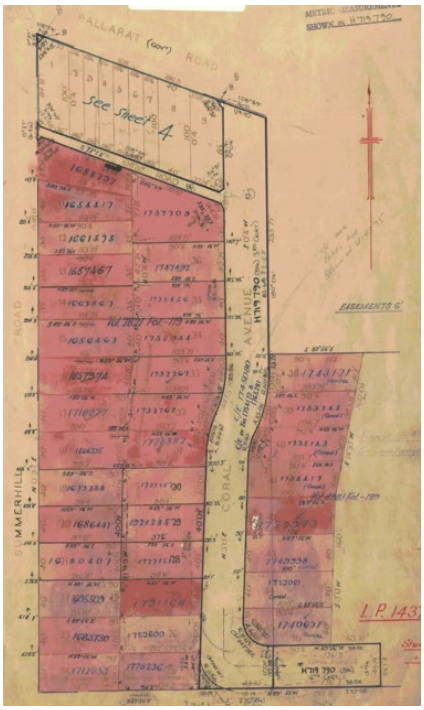
Summerhill Road north of Eden St 1928 (MMBW Detail Plan No.277 Municipality of Footscray Reticulation Area No.530, 1928) Source, State Library of Victoria



Summerhill Road west side including Dongala Road Summerhill Road intersection (MMBW Details Plan No. 271 Municipality of Footscray Reticulation Area, 1928) Source, State Library of Victoria

While the quarries in Summerhill Road are long gone, the pattern of housing development, primarily the late 1930s and 1940s, reflects the persistence of quarries in the area up to that time.

Coral Avenue & Summerhill Rd Subdivision
Thomas Pennell of Jerrold St Footscray purchased 4 acres 29 perches of CA 7 Sec 15 in 1901. Albury Sydney Whitehill of Droop Street Footscray purchased the land in 1937 and subdivided into 45 house lots. Most were sold by the end of 1939 (CT 2821/119).



Coral Ave subdivision 1937 (CT 2821/119). Source, Landata

An article titled “Sixty homes to be built in Footscray” in *The Herald* in 1936 described the land sale:

> A land sale of considerable interest at Footscray presaging a big home-building enterprise was completed today. Mr A.S. Whitehill, builder of Droop Street Footscray, purchased 4 acres and 31 perches, portion of the estate of the late Mr George Pennell facing Ballarat Road, as well as approximately two acres adjoining belonging to another owner. The purchaser intends to erect between 50 and 60 homes on the two properties. Constructional work will commence in about two months. The price paid for the two properties was approximately £1000 per acre. This represents the last remaining acreage in the Footscray city area… The properties are situated at the terminus of the Ballarat Road electric tram and also have frontages to Summerhill Street.. They run back to Govan Street. The land has been held in the Pennell family for more than forty years. Both sales were effected by Mr G.R. Meallim, estate agent of Paisley Street, Footscray. [*The Herald*, Tuesday 15 September, 1936]

The Building Permit Register shows that A. S Whitehill was both the owner and builder when he applied for building permits in 1938 for the majority (18) houses in Coral Avenue. As the Coral Ave subdivision includes blocks fronting Summerhill Road, the 10 houses on the east side of Summerhill Road which he also built around the same time (Building Permit Register 1937) are most likely to be those in the same Coral Ave subdivision.

The blocks in the subdivision are generous, approximately 40 feet by 100 feet. This reflects the City of Footscray's minimum allotment prescription at the time - a 33 foot frontage and an area of 3,600 square feet. This was similar to other outer working-class suburbs at the time, such as Coburg and Northcote. [Lack, 1991,p.249] The large allotments also reflect the increasing use of cars. Most of the houses in the Coral Ave subdivision have enough room to accommodate a side drive to a garage at the rear.

Albury Sydney Whitehill (A S Whitehill)
Albury Sydney Whitehill was born on 21 September 1897 in Footscray. His father, Francis George Whitehill, was a builder, and one of three Whitehills who moved from being dairymen to subdivision and house building. Francis George commissioned architects Schreiber and Jorgensen to design "The Pebbles", at 57A Droop Street, Footscray and built in 1920 (on the Victorian Heritage Register). F G Whitehill was one of the first people to benefit from the sale of land in Footscray under the Rates' Recovery Act in 1917.[Advertiser, 13 Oct 1917 p3]
By 1941, A S Whitehill was a well-known local builder, being referred to in Council correspondence at the time as having done "a considerable amount to boost Maidstone as a residential area". [Sunshine Advocate, 28 Feb 1941, p6] He possibly ran his office out of "The Pebbles", after his father died in 1924, and was listing 57a Droop Street as his business address in the Sands and McDougall's Directory of Victoria and Canberra ACT, 1940.

He must have been financially successful as well, and by 1940 had moved to a house on a large parcel of land with frontage to the Yarra River at 32 Coppin Grove, Hawthorn, where he also ran a market garden. This exclusive area described as "a Victoria-era mansion estate, developed in the second half of the nineteenth century as Melbourne's wealthier residents sough accommodation away from industry and the cramped living conditions of the inner-city in a more physically desirable location". [VHD, HO163, St James Park Estate, Hawthorn] The move to a more up-market location was similar to the Footscray builder Anders Hansen, who moved to Brighton once he achieved financial success.

Footscray in the mid 1930s
By 1936, the Depression had eased in Footscray and house building began to rise to pre-depression levels. During the Second World War, Footscray became a hub of industry and industrial employment almost doubled in 1940-41 as the need to export food for the Allied armies and local stockpiles fuelled demand. Local manufacturers expanded their premises in residential areas and the area north of Ballarat Road became a centre for armaments and explosives manufacturing. As the war took hold, many households became extended with relatives moving form the country to work in factories, households with breadwinners serving overseas or boarders. The supply of beds was at a premium and although there was a pressing need for more houses, the Council refused to allow the building of flats. They even enacted a by-law banning flats. The War Workers Housing Trust built ready made sleep-outs at private homes. Some large homes were converted to residential hostels in Geelong and Ballarat Road. [Lack, 1991, p.319]

This brief period of respite from economic hardship and optimism between the end of the Depression and before the outbreak of war in 1939, was the period when the subdivision and development of Coral Avenue and the eastern side of Summerhill Road occurred. At the end of the war, in 1947 there were 3000 job vacancies in Footscray and more than

3,000 homes were added between 1947 and 1961. The demand was fed by a surge in post-war marriages and birth rates, full employment and an influx of new migrants.

There was a great demand for homes in the range of 1000 to 1500 pounds. Many newly-married couples could not afford a home and so they built a fibro bungalow in their parents' backyard and lived there whilst they saved. A large proportion of Footscray's post-war babies were reared in what by the early 1950s was termed 'Bungalow City. The Council tried to control the Bungalow menace and reduce subdivision for multiple occupation. (The use of the term bungalow refers to a small skillion fibro or weatherboard sleepout of only 2 or 3 rooms, either free standing or attached to an existing house.) [Lack, 1991, p.338]

Tramways

The proximity to the Ballarat Road electric tram terminus near the northern end of Summerhill Road was noted in the newspaper article in the Herald, and was most likely used as a selling point for the subdivision by A S Whitehill. The use of public transport at the time in the municipality was common, with no mention of the private vehicles. Before the war the public transport system had coped relatively easily with travelling workers. Most walked or cycled, or combined these with public transport. About one in every five workers walked to work, and another third rode bicycles. Public transport accounted for most of the rest: about one third travelled by tram and train, and about one in twenty by bus. [Lack, 1991, p 319-320]

The electric tram along Ballarat Road had opened in 1921, relatively late for the development of trams in Melbourne. While several other inner Melbourne municipalities were connected to the centre of the city by cable tramways as early as the 1880s, the City of Maribyrnong could not boast its own tramway system until the second decade of the twentieth century. Tramways systems were usually established by local Tramways Trusts and the Footscray Tramway Trust was created in 1916. Although trams in other parts of Melbourne usually provided a route into the city, Footscray's was different in that it was intended to bring passengers into Footscray from 'outlying areas' such as Kingsville, Essendon, West Footscray and Seddon. Initially the Tramways Trust envisaged a system that ran from Essendon to Williamstown, via Footscray, but this ambitious plan did not eventuate. The Footscray Tramways system opened on 06 September 1921, with three routes leading out of a Leeds St terminus and with a tram depot in Buckley Street. The routes terminated at the corner of Somerville and Williamstown Roads, Yarraville, Barkly Street/Russell Street, West Footscray, and Rosamond/Summerhill Road, Maidstone. [Butler, 2000,Vol 2 ps 15, 16]

Post-war development

The area on the west side of Summerhill Road south of the Suffolk Street and Dongola Road intersection was still undeveloped in 1945, as can be seen in the 1945 aerial photograph of the precinct below, and had been the site of quarry. The houses in this area generally reflect the post-war austerity period,

Victoria, Dept of Crown Lands and Survey, University of Melbourne Map Collection, Melbourne 1945
An aerial photograph of the precinct in 1945, showing Summerhill Road in the centre, with some areas on the west side of the street undeveloped, and the completed housing in the A S Whitehill subdivision circled in red, and one of the former quarries circled in blue (approximate location).

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Butler, Graeme *The Californian Bungalow in Australia,* Lothian Publishing Company Pty Ltd, Melbourne, 1992
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Barnard, J., Butler, G., Gilfedder, F., Vines, G., Maribyrnong Heritage Review, Vol.2, *Environmental History*, City of Maribyrnong, 2000
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https://vhd.heritagecouncil.vic.gov.au/places/22183Victoria, Department of Crown Lands and Survey, The University of Melbourne Map Collection Melbourne 1945 Photo-maps, Aug 2005, viewed 21/07/2020,http://maps-collection.library.unimelb.edu.au/historical/1945melb/
https://www.livingmuseum.org.au/publications/DLdownload_pdf/Industrial_Heartland.pdf
http://maps-collection.library.unimelb.edu.au/historical/1945melb/l_sheets/848b1d.jpg
City of Footscray, Building Permits Register, 1935-1939 (City of Maribyrnong)

Thematic Context:

5.0 Exploiting natural resources

5.1 Basalt quarrying

6.0 Establishing lines and networks of communication and transportation of goods and people (including early hotels)

6.5 Tramways

9.0 Planning and developing urban settlements

9.5 Twentieth century residential development

Comparative precincts:

This precinct is best compared to existing heritage precincts within the City of Maribyrnong which have houses of a similar age and style.

Angliss Housing Estate (HO1)

The Angliss Housing Estate generally has consistently smaller blocks, with narrow side drives. Many have been altered and there are a number with second storey additions. There are some houses with hipped tiled roofs similar to those houses in Summerhill Road, Eden Street and Coral Avenue of a similar age. There are also a few houses with their original fences. The Interwar houses Summerhill Road Inter-war and Post-war Housing precinct are generally on larger allotments, reflecting the car use becoming prevalent at the time. They are also generally intact, with many showing only minor changes, retaining the essential characteristics of the housing of this period.

Queensville Estate (HO8)

The Queensville Estate covers a large area, and has two distinct eras represented-the 1880s land boom and the post First World War residential building boom. The resulting streetscape is distinctive with is narrow streets, and closely spaced gabled bungalow forms. The free-standing weatherboard villas and bungalow style houses subsequently built on the estate date from between the Federation and early Inter-war period and are more usually associated with larger allotment sizes. The resulting streetscape is distinctive for its dense rows of gabled and hipped roof forms of single storey Federation and Inter-war weatherboard houses on allotments which allow no space for a driveway. By comparison, the Summerhill Road Inter-war and Post-war Precinct has relatively larger allotments, allowing for a side

drive, and a garden setting for the individual houses. The Inter-war houses in Summerhill Road and Coral Avenue are more consistent, as many were built by the same builder, A S Whitehill.

The immediate Post-war brick houses on the western side of Summerhill Road, including the brick duplex at 8 and 10, and 16 and 18 Summerhill Road, Maidstone, including their chimneys and matching low brick fences are not currently represented in other heritage overlays in the municipality. The transitional style (austere/functionalist) Post-war bungalows on the west side of Summerhill Road in the area from 20 to 68 (not including 52-58), are also not currently represented in other heritage overlays in the municipality.

Some of the housing represented in the Summerhill Road Inter-war and Post-war Housing Precinct can be found in a number of proposed new precincts.

Hansen Inter-war Residential Precinct (Proposed)
The Hansen Inter-war Precinct was built as the Hansen Estate and comprises variations of modest, free-standing weatherboard bungalow houses in garden settings on regular size allotments, and a children's playground. The estate was created as a private subdivision by local builder and timber mill owner A.M. (Anders) Hansen at the peak of West Footscray's inter-war housing boom and its features visibly express the optimism and prosperity of this era. Like the houses in the Hansen Estate, the Inter-war houses in Summerhill Road and Coral Avenue are on allotments that allow for a side drive and a garden setting. There are similarly consistent in style and materials. Unlike the Hansen Inter-war Precinct, there are a number of Post War houses in the Summerhill Road, Inter-war and Post War Housing Precinct, with a variety of materials and designs.

Tottenham Post-war Industrial Area Housing Precinct (Proposed)
The Tottenham Post-war Industrial Area Housing Precinct is located on the south side of Tottenham Railway Station, a few streets to the northwest of the Hansen Estate. It includes a number of weatherboard late Inter-war style bungalow houses built by A.M (Anders) Hansen. The earliest of these date to 1938 and their styles replicate those of the last houses built in the Hansen Estate, which was completed by the end of 1939. His later bungalows, built in the precinct in 1940 and 1941, are less like those of the Hansen Estate and are characterised by the austere style of the wartime period, which typifies the majority of the precinct's houses. All are free-standing in garden settings on regular size allotments. The majority of Inter-war houses in the Summerhill Road Inter-war and Post War Housing Precinct are built by A S Whitehill, and are similar to those in Dempster Street, although those in Dempster Street are more varied in design and materials, with a number featuring Conite porches and facades. The Post-war houses in Summerhill Road are more varied than those in the Tottenham Post-war Industrial Estate, which are consistently austere. The houses Summerhill Road are more varied and transitional- some with the 'triple-fronted' form and corner windows of the typical cream brick veneers houses of the 1950s and 1960s- but in weatherboard.

Naismith and McCubbin Streets Inter-war Housing Precinct (Proposed)
The bungalows of this non-contiguous precinct are located in the upper east of West Footscray and were constructed during the suburb's inter-war housing boom. Nearly all are of weatherboard construction and are free-standing on regular size allotments in garden settings with side driveways. Those of Naismith Street were built the late 1920s, while the McCubbin Street houses date from the second half of the 1930s. The Inter-war houses in Summerhill Road and Coral Avenue, are generally more modest than those in Naismith Street, and have tiled, rather than corrugated iron roofs. The houses in McCubbin Street are more comparable with those in Summerhill Road and Coral Ave, being of a similar period, but are more varied in design.

Bottomley's Paddock Inter-war and Post-war Residential Precinct (Proposed)
This large precinct includes a number of streets north of Barkly Street west. It has a high proportion of modest weatherboard inter-war bungalow houses in various styles interspersed with numerous comparatively unadorned austere houses derived from the bungalow form and commonly built during WWII and the immediate post-war years. There are smaller examples of double and multi-fronted brick veneer houses, which represent the continued transition of the bungalow form in the post-war years. An intact corner shop with attached inter-war house is unique to this precinct. Streetscape settings, including block sizes, setbacks and street widths with nature strips, match those of the Summerhill Road Inter-war and Post War Housing Precinct. Inter-war houses in Summerhill Road and Coral Ave are more consistent in design and materials.

Recommendations:
Recommended for inclusion in the Heritage Overlay as a new precinct with its own HO to the extent of the whole precinct as defined by the accompanying mapping.

Extent of curtilage:
The whole of the precinct

Significant features:
The large tree Norfolk Island hibiscus *Lagunaria Patersonia* on a grassed triangular "island" at the intersection of Dongola and Summerhill Roads; The bluestone lane adjacent to 1 Summerhill Road; The asphalt/gravel laneway behind 42-66 Summerhill Road; Bluestone kerb and gutters south of Eden Street and Summerhill Road intersection

Schedule:

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences and Outbuildings	No
Prohibited uses	No
Aboriginal Heritage Place	No

Table: Contributory and non-contributory properties

Number	Street	Suburb	Significance
1	Summerhill Rd	Footscray	Contributory
3	Summerhill Rd	Footscray	Contributory
5	Summerhill Rd	Footscray	Contributory
7	Summerhill Rd	Footscray	Contributory
8	Summerhill Rd	Maidstone	Contributory
9	Summerhill Rd	Footscray	Contributory
10	Summerhill Rd	Maidstone	Contributory
11	Summerhill Rd	Footscray	Contributory
13	Summerhill Rd	Footscray	Contributory
15	Summerhill Rd	Footscray	Contributory
16	Summerhill Rd	Maidstone	Contributory
17	Summerhill Rd	Footscray	Contributory
18	Summerhill Rd	Maidstone	Contributory
19	Summerhill Rd	Footscray	Contributory
20	Summerhill Rd	Maidstone	Contributory
21	Summerhill Rd	Footscray	Contributory
23	Summerhill Rd	Footscray	Contributory
24	Summerhill Rd	Maidstone	Contributory
25	Summerhill Rd	Footscray	Contributory
26	Summerhill Rd	West Footscray	Contributory
27	Summerhill Rd	Footscray	Non-contributory
28 and 28A	Summerhill Rd	West Footscray	Non-contributory
29	Summerhill Rd	Footscray	Contributory
30	Summerhill Rd	West Footscray	Contributory
31	Summerhill Rd	Footscray	Contributory
32	Summerhill Rd	West Footscray	Contributory
33	Summerhill Rd	Footscray	Contributory

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34	Summerhill Rd	West Footscray	Non-contributory
35	Summerhill Rd	Footscray	Non-contributory
36	Summerhill Rd	West Footscray	Non-contributory
37	Summerhill Rd	Footscray	Contributory
38	Summerhill Rd	West Footscray	Non-contributory
39	Summerhill Rd	Footscray	Contributory
40	Summerhill Rd	West Footscray	Contributory
41	Summerhill Rd	Footscray	Contributory
42	Summerhill Rd	West Footscray	Contributory
43	Summerhill Rd	Footscray	Contributory
44	Summerhill Rd	West Footscray	Contributory
45	Summerhill Rd	Footscray	Contributory
46	Summerhill Rd	West Footscray	Contributory
47	Summerhill Rd	Footscray	Contributory
48	Summerhill Rd	West Footscray	Contributory
49	Summerhill Rd	Footscray	Contributory
50	Summerhill Rd	West Footscray	Contributory
51	Summerhill Rd	Footscray	Contributory
52A and B	Summerhill Rd	West Footscray	Non-contributory
53	Summerhill Rd	Footscray	Contributory
54	Summerhill Rd	West Footscray	Non-contributory
55	Summerhill Rd	Footscray	Contributory
56	Summerhill Rd	West Footscray	Non-contributory
57	Summerhill Rd	Footscray	Contributory
58	Summerhill Rd	West Footscray	Contributory
59	Summerhill Rd	Footscray	Contributory
60	Summerhill Rd	West Footscray	Contributory
61	Summerhill Rd	Footscray	Contributory
62	Summerhill Rd	West Footscray	Contributory
63	Summerhill Rd	Footscray	Contributory
64	Summerhill Rd	West Footscray	Non-contributory
65	Summerhill Rd	Footscray	Contributory
66	Summerhill Rd	West Footscray	Contributory
67	Summerhill Rd	Footscray	Contributory
68	Summerhill Rd	West Footscray	Contributory
69	Summerhill Rd	Footscray	Contributory
71	Summerhill Rd	Footscray	Contributory
73	Summerhill Rd	Footscray	Contributory
75	Summerhill Rd	Footscray	Contributory
77	Summerhill Rd	Footscray	Contributory
1	Coral Ave	Footscray	Contributory
3	Coral Ave	Footscray	Non-contributory
4	Coral Ave	Footscray	Contributory
5	Coral Ave	Footscray	Contributory
6	Coral Ave	Footscray	Contributory
7	Coral Ave	Footscray	Contributory
8	Coral Ave	Footscray	Contributory
9	Coral Ave	Footscray	Contributory
10	Coral Ave	Footscray	Contributory
11	Coral Ave	Footscray	Contributory
12	Coral Ave	Footscray	Non-contributory
13	Coral Ave	Footscray	Contributory
14	Coral Ave	Footscray	Contributory
15	Coral Ave	Footscray	Contributory

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16	Coral Ave	Footscray	Contributory
17	Coral Ave	Footscray	Contributory
18	Coral Ave	Footscray	Contributory
19	Coral Ave	Footscray	Contributory
20	Coral Ave	Footscray	Contributory
21	Coral Ave	Footscray	Contributory
22	Coral Ave	Footscray	Contributory
24	Coral Ave	Footscray	Contributory
26A	Coral Ave	Footscray	Contributory
26B	Coral Ave	Footscray	Non-contributory
28	Coral Ave	Footscray	Contributory
30	Coral Ave	Footscray	Contributory

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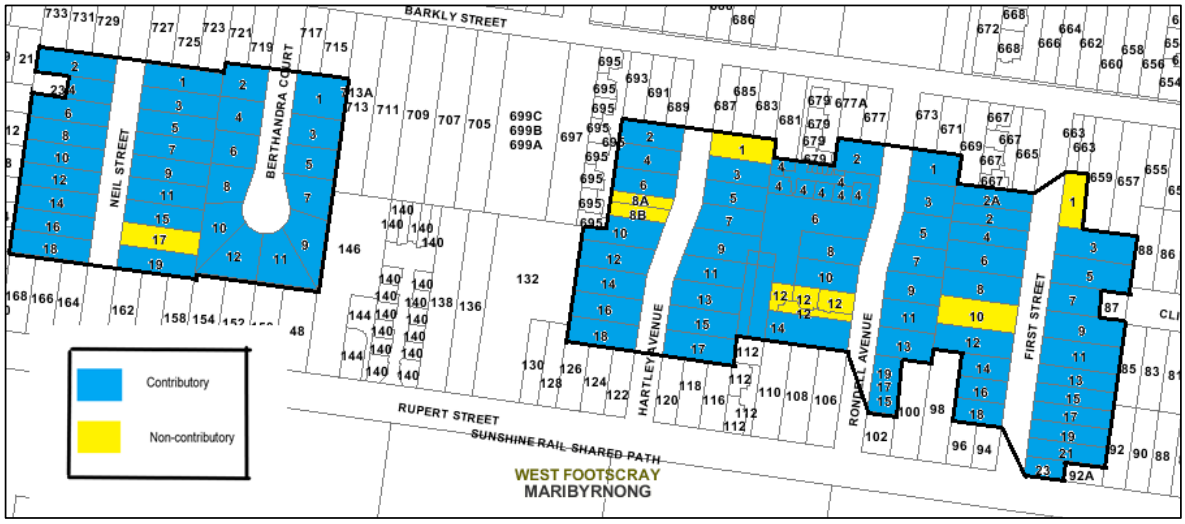
Precinct 6.

Place name:	West Footscray Inter-war and Post-war Residential Precinct
Address:	Berthandra Court, First Street, Hartley Avenue, Neil Street, Rondell Avenue, West Footscray
Place Type:	Residential precinct
Level of Significance:	LOCAL
Recommendation:	That the precinct is included in the Heritage Overlay schedule to the extent of the mapping shown below

Map:



3 Berthandra Court, West Footscray. Source, M. Summerton, 2020

Statement of Significance:

What is significant?
The West Footscray Inter-war and Post-war Residential Precinct, contains a well-preserved and diverse collection of houses, blocks of flats and units, which demonstrate the progressive development of the area through the inter-war and post-war years, and the change from weatherboard to brick veneer and multi-unit developments, as the new standard for suburban homes. The following elements contribute to the significance of the precinct:

Inter-war bungalows (c.1915-1940):

- Inter-war period subdivision pattern and consistent front and side setbacks.
- Large gable roof, facing or parallel to street, or hipped roof with projecting gable. Roof clad with corrugated iron, terracotta tiles or metal simulated terracotta tile sheeting with wide eaves with exposed rafters. Ornament in gables, such as shingling, half-timbering, brackets, ventilators, batten and weatherboard finishes, roughcast render (or pressed metal simulated render).
- Simple, square red brick chimneys (often 2), some edged or with capping.
- V-notch decoration to front weatherboard walls.
- Deep verandahs with timber floors, face brick or rendered piers, cast concrete columns or timber posts supporting verandahs, with low faced brick or rendered wall.
- Glazed double doors to front verandahs; or timber panel front doors with light features and sidelights.
- Windows with facetted bays and bows, some with a flat roof and exposed rafters. Some with leadlighting and awnings with fretted brackets.
- Timber box-framed, casement windows or three-light windows with fixed centre pane and side sashes.
- Low front fences constructed of brick, rendered brick, woven wire, steel mesh or battens/pickets with matching gates, some examples made of wrought iron.
- Front garden settings and paths curving across lawns to verandahs. Driveways with dual concrete wheel treads and lawn centre strips.
- Later inter-war Californian Bungalows feature hipped roofs (sometimes pyramidal) and tend to incorporate Tudor, Spanish and Classical revival styles, painted stucco, clinker brick detailing, sash windows and smaller verandahs

Post-war Austere houses (c.1940-c.1950):

- Consistent front and side set-backs.
- Double or triple-fronted variations of asymmetrical “L”-shaped plan.
- Small porch, often under a flat hood or sloping roof of house, sometimes with side-facing front door. Wrought iron porch grille post(s) or face brick piers.
- Hipped, medium-pitched roof, sometimes pyramidal in form. Glazed terracotta tile roofing.
- Prominent clinker, red or cream brick chimney.
- Undecorated weatherboard walls and economy of stylistic detail.
- Clinker, red or cream brick walls (less common than weatherboard). Tapestry or cream brick detailing.
- Timber-framed sash windows with larger window in projecting front room; timber-framed corner windows.
- Timber-framed front door with glazing.
- Low brick or steel mesh front fences; wrought iron or steel mesh gates.
- Garages with double timber, hinged doors and pediment top. Dual concrete wheel treads with lawn centre strips.

Post-war brick veneer houses (c.1940-c.1965):

- Consistent front and side set-backs.
- Hipped, medium-pitched glazed terracotta roofs. Double, triple and quadruple-fronted variations of asymmetrical L-shaped plan.
- Verandahs along the house front, sometimes with timber pergola; or porch with curved flat hood; both types with concrete floor and steps, and occasionally tiled.

- Cream brickwork, or (later) salmon coloured (wire-cut) brickwork. Contrasting manganese brick string courses, window sills, and detailing variously around windows, chimneys, fence tops.
- Prominent chimneys, some with curved 'waterfall' tops.
- Large steel-framed, street-facing casement windows, including some as corner windows.
- Decorative wrought ironwork used for fence trims, gates, front veranda/porch railing and supports, and for details such as house numbers or names.
- Low brick front fence in matching brick colour with castellated top or manganese coping and slightly raised piers.
- Concrete driveways, or drives with concrete treads and lawn centre strips. Matching brick single-car garage sometimes attached to side of house.

Post-war and Mid-century Modernist houses (c.1955-c.1975):

- Flat or low pitch skillion roofs, and gabled roof forms; metal or terra cotta roof cladding, concealed roof gutters and wide eaves.
- Planar and geometric forms. Horizontal or low-line emphasis.
- Interest in spatial arrangement.
- Grey or cream brick, sometimes in combination with timber. Textured concrete.
- Minimal applied decoration.
- Aluminium-framed sliding windows or timber awning windows.
- Carports and garages integrated with the house design.
- Fenceless gardens.
- Naturalistic brick paving and rock gardens: interest in the environment.

Post-war Migrant houses (c.1955-c.1975):

- Hipped, medium-pitched glazed terracotta roofs. Double, triple and quadruple-fronted variations of asymmetrical L-shaped plan.
- Brick fabric with terracotta roof tiles.
- Terrace or veranda, featuring paving/tiles.
- Large aluminium-framed windows.
- Classical references.
- Conspicuous use of concrete and/or terrazzo.
- Prominent front fence.

Post-war Flats (c.1960-c.1970):

- Two-storey construction in long, rectangular corridor plan situated to one side of allotment to allow for carparking spaces and driveway.
- Cream brick, or wire-cut salmon coloured or brown brick walls; manganese brick detail.
- Contrasting panels on front elevation or at entrance applied in render, concrete, or brown brick.
- Steel casement windows, or aluminium frame sliding windows.
- Flat metal or tiled hipped roof.
- External cantilevered stairs and balcony with wrought ironwork, or internal stairs with stair-hall.
- Besser concrete brick screens.
- Amber coloured decorative glazing.
- Low, brick front fence.
- Concrete paving for resident's cars, and minimal garden.

How is it significant?
The West Footscray Inter-war and Post-war Residential Precinct is of local historical, architectural (representative) and aesthetic significance to the City of Maribyrnong.

Why is it significant?
The West Footscray Inter-war and Post-war Residential Precinct is of historical significance as a tangible illustration of the history of suburban growth in West Footscray through the inter-war and post-war periods. The single storey weatherboard and brick veneer houses in garden settings represent the increasingly achievable goal of home-ownership during these periods to average working Australians and newly arrived migrants. The small number of blocks of flats illustrate the reality of post-war housing shortages in West Footscray and the emergence in Melbourne's suburbs of a new type of urban home and way of living. (Criterion A)

The West Footscray Inter-war and Post-war Residential Precinct is of architectural (representative) significance for its free-standing, single storey housing, which is highly representative of the inter-war and post-war periods with variations of bungalow forms expressed in popular Californian, Austere and Brick Veneer styles. The houses create homogenous streetscapes with consistent garden setbacks and side-drives. The precinct's conventional brick veneer houses, most notably those in Rondell Avenue and Berthandra Court, are quintessential examples of a ubiquitous built form that is now celebrated as a symbol of suburbia. (Criterion D)

The West Footscray Inter-war and Post-war Residential Precinct's examples of Post-war Brick Flats demonstrate the principal characteristics of the easily recognised two-storey walk-up blocks which proliferated as a new built form throughout Melbourne's suburbs during the 1960s and 1970s. (Criterion D)

The West Footscray Inter-war and Post-war Residential Precinct's small number of project houses are representative examples of the good quality, affordable homes constructed by a growing number of building companies and architecturally aware owners seeking alternative designs to the standard 1960s brick veneer. (Criterion D)

The West Footscray Inter-war and Post-war Residential Precinct's scattering of double and triple-fronted brick veneer houses built or modified by post-war migrants are representative of a visually definitive style which interprets the Australian vernacular. (Criterion D)

The West Footscray Inter-war and Post-war Residential Precinct is of aesthetic significance for the visual qualities of many of its houses relating to their form, scale, setting and unity and for the physical characteristics of design, technology and materials that identify their style and period of construction. (Criterion E)

Description

Located on the north side of the Tottenham Railway Station, West Footscray Inter-war and Post-war Residential Precinct is a neighbourhood of five streets which run south off the busy, well-known thoroughfare, Barkly Street. Four of the streets go through to the quieter Rupert Street on the south side, which is hemmed on the other side by a corridor of railway lines and freight yards.

First Street

First Street presents as a relatively unified mix of 18 modest Inter-war weatherboard bungalows, with post-war inclusions of a weatherboard house, two blocks of flats and two brick villas.

Most of the street's houses have asymmetrical massing typical of the Californian bungalow style of the 1920s and 30s and feature transverse and tiered gables with smaller gable and hip combinations. Houses on narrower blocks at the Rupert Street end tend to have just one street-facing gable. All are built as single-storey dwellings but two have attics in their front gable, which are unlikely to be original, and a small number now have second storeys. The gables invariably display combinations of simple half-timbering, shingles, rough cast, timber brackets and ornamental vents. Sometimes, rough cast is used in the projecting gable and pressed metal in the gable behind.

7 First Street. The precinct's earliest houses were built in First Street. Constructed during the 1920s and 1930s, the weatherboard Californian Bungalows typically feature an asymmetrical form, timber-framed sash windows and a gable roof sloping over a front verandah. Source, M. Summerton, 2020

Roofs are clad with corrugated iron, or unglazed/glazed terracotta tiles and a few have metal simulated tile sheeting. Most retain simple, square red brick chimneys. A verandah is typically incorporated under the main roof or projecting gable, but some verandahs instead have an independent flat roof. Posts are generally of plain square timber, or turned or facetted timber. A small number have sets of twin timber posts on rendered piers and low verandah walls, and there are two examples of cast concrete columns used in this context. Twin posts are a design characteristic of early State Savings Bank houses, four of which are known to have been built in First Street.

Original windows are timber framed with casement or sash openings. Those with casements tend to have upper 2-pane lights, and their simplicity of design is also reminiscent of the windows associated with State Savings Bank houses of the 1920s. The intact bungalow at number 8 illustrates examples of these windows as well as twin verandah posts.

9 First Street. This Californian Bungalow has two prominent street-facing gables, one serving as a canopy over a projecting front verandah. The canopy is supported by pairs of timber posts on a low roughcast wall, in a symmetrical arrangement which enhances the front entrance with its double doors. Other ornamental features include a bow window, leadlights and timberwork. A red brick chimney (not visible in this image) has a roughcast top and decorated, ceramic chimney pots, which are characteristic features of early examples of Californian Bungalows. Source, M. Summerton, 2020

Few houses in the street have windows or doors with leadlight glazing. Two houses on the narrower blocks display small, diamond-shaped aperture windows on otherwise very plain facades. Windows on projecting gables often have flat hoods or awnings supported by timber brackets, although some front windows at the Rupert Street end do not have any type of canopy.

Front doors range from plain timber doors (sometimes side-facing) to front doors with side lights, and single or double panelled doors. One double door onto a verandah features ornately framed textured plain glass (number 4 First Street). The pair of high waisted timber panel doors at number 9 include lead-light glazing which matches the upper panes of the sash windows. Some owners have installed timber framed flyscreen doors which match the style of the house.

The weatherboard house at number 2A First Street was built in the early 1960s on land subdivided from the late 1930s bungalow at number 2. The transfer included the original concrete driveway, still evident today. The L-shaped plan of the Post-war house allows for a wide, projecting front room. This built form along with the slab-style cream brick chimney, corner sash windows, small porch with side facing front door and glazed terracotta tile roof is characteristic of the Post-War Austerity style, with its only concession to ornament being the stepped chimney and minimal use of wrought iron. This emphasis of function over style corresponds to the modest, basic bungalows at the opposite (west) end of the street built just before WWII.

2A First Street. Economically constructed in the double-fronted, asymmetrical L-shaped plan that typifies post-war houses, this modest weatherboard was built on land which was part of the block next door at number 2, still occupied by an inter-war Californian Bungalow. Source, M. Summerton, 2020

Further into the 1960s, the Cole family, who had been associated with 5 First Street since the early 1920s, pulled down their Californian Bungalow and replaced it with a two-storey block of walk-up flats, typical of the basic brick slab, flat roof style that was starting to appear in suburban Melbourne. Unfortunately the brickwork has since been rendered, but other features which define the style of 1960s flats remain in situ, including the quintessential corridor form, cantilever staircase, wrought ironwork, aluminium sliding windows and external lights. Sometime into late 1960s or early 1970s, next door neighbour, Sydney J Waight, who was also one of the street's earliest residents, did the same and built a two-storey block of wire-cut brown brick flats. Although similar, with slab block style and flat roof, these flats express the basic form with more flair, using contrasting timber, modern concrete bricks and concrete panels and large panes of decorative amber bottle glass at the side entrance.

The street has narrow nature strips planted with mature native trees with a weeping habit known as Agonis flexuosa (peppermint willow/willow myrtle).

Hartley Avenue

Hartley Avenue has 18 properties, with 15 representing a cohesive group of weatherboard bungalows constructed between 1925 and 1930. The other 3 properties include a late 1940s weatherboard house, a block of 1960s, two-storey flats, and pair of two-storey houses, which stand on the site of a bungalow demolished around 2013.

Nearly all of the street's inter-war bungalows have asymmetrical massing typical of the Californian Bungalow style, with roofs featuring a transverse gable and smaller projecting gable, and the main roof sloping down over a front verandah. Apart from

one house with terracotta tiles and two with metal simulated tiles, all have roofs clad with corrugated metal. They are further unified by characteristics such as simple half-timbered gables with timber brackets and plain, square red chimneys. Sets of casement windows with 4-pane upper lights are numerous, a feature that characterises many State Bank design houses built in this period. They outnumber sash windows in the street's houses, and there is little use of leadlight glazing. Windows in projecting, street-facing gables invariably have a metal awning, or a flat hood over a bow window, both ornamented with timber brackets. Turned or plain timber verandah posts are frequently used, although a few bungalows have more ornate, classical-inspired cast concrete columns on brick piers. The street's most intact, representative example of this ubiquitous 'transverse' bungalow style is number 12, which highlights the best of these features.

12 Hartley Avenue. One of the street's fifteen Californian Bungalow houses, all standing in garden settings with common setbacks from the street. They typically feature a transverse gable sloping over a verandah, smaller projecting gable with a degree of timber decoration, sash or casement windows, corrugated iron roof and plain red brick chimney. Source, M. Summerton, 2020

Still dating from the same late 1920s period, three bungalows represent a variation in this style that anticipates the more eclectic designs of the 1930s. The main point of departure is their single broad gable and interest in symmetrical arrangement. Number 16 illustrates this theme with its simplified built form and broad roof with wide eaves, and central front door flanked by cast concrete columns and bay windows under a flat canopy. A more accomplished, ornate example is at number 9. Built c.1930, it is similarly composed but the front door is flanked by side lights, full length columns and bay windows with simple but eye-catching glazing and shingled skirts. Additional features include a bay window on the side of the house with the same glazing, pyramidal roof with two tall red brick chimneys, and original woven wire front fence.

The street's late 1940s weatherboard house at number 17 illustrates the trend towards more emphasis on function in design as well as a scarcity of materials in the immediate post-war period, which resulted in houses built in a simplified form with few stylistic overlays. Builders also experimented with new materials and the slight difference in the appearance of the weatherboards on this house suggests they may possibly be made from 'Masonite Tempered Preswood'.

17 Hartley Avenue. Built in the early post-World War II years, the triple-fronted weatherboard with conventional sash windows is unusual for having two entrances under the sloping tiled roof, one from the front verandah, the other via a small side porch, both supported by cream brick piers. The steel mesh fence, wrought iron gates and driveway are original. Source, M. Summerton, 2020

The late 1960s, two-story flats at number 10 built of cream brick with brown brick feature panels, large metal frame awning windows and cantilevered stairs and side balcony, the relatively intact flats are arranged along a long access corridor, like many of the first blocks of this type in suburban Melbourne. Hartley Avenue has a small number of mature native paperbark trees that appear to survive from a larger number of plantings replaced in recent years by olive trees.

10 Hartley Avenue. The two-storey block of six, late 1960s flats are constructed of wire-cut cream brick with feature panels of brown brick facing the street. The long corridor arrangement with cantilevered stairs at the rear, side entrances and balcony, functional concrete surrounds and minimal garden are typical features of Melbourne's mid-century flats. Source, M. Summerton, 2020

Neil Street

With the exception of a few houses constructed before and after this period, most of the 18 houses in Neil Street date from the 1930s and 1940s. Their designs chart the transition of the popular Californian Bungalow style to the villa form more typical of the 1930s and the comparatively austere houses built just after WWII.

The earliest houses illustrate two hallmark styles of the Californian Bungalow. Built between 1925 and 1930, numbers 1 and 15 face the street with large gables modestly detailed with half-timbering extending over verandahs with simple timber post supports. Number 1 is notable for its high degree of intactness, which includes original fencing and woven wire gates, and rear skillion. Another intact weatherboard at number 4 is designed with a transverse roof sloping down over a deep verandah and features such as brackets and shingles. The four panes of glass in the upper part of the sash windows and pairs of timber verandah posts on brick piers are typical features of designs for State Bank Houses of the 1920s. Interestingly, both 1 and 4 retain original metal simulated roof tile sheeting.

1 Neil Street. Built between 1925 and 1930, this intact Californian Bungalow is one of the precinct's earliest houses. The prominent street-facing strapped gables, pairs of relatively narrow sash windows, awnings, modest timberwork and woven wire fence and gates are readily identifiable features of the style. The roof, clad with metal sheeting of simulated ceramic tiles, is original. Economical and easy to lay, this fabric is common throughout West Footscray and was used by well-known local builder, Anders Hansen, on many of his inter-war houses. Source, M. Summerton, 2020

Variations of the 1930s villa form typically share the common feature of a tiled pyramidal roof, which represents a pivotal break with the large gable of the Californian Bungalow. Invariably, the verandah is reduced to a porch under the main roof or given a separate hood, and windows generally include three-lights with a fixed centre pane and side sashes. Examples in Neil Street include the weatherboard house at number 6, a hybrid design combining the pyramidal roof with exposed rafters of a typical Californian Bungalow. Similarly, numbers 10 and 11 have the new roof but retain the verandah. Number 16 best typifies the villa style with the tile roof, and symmetrical arrangement of projecting porch with flat hood, flanked by sash windows.

Emphasis on function characterises the Austere style of seven houses in Neil Street built between 1940 and 1950. Those at numbers 3, 5, 7 and 9 feature the now ubiquitous tile roofs, which are designed with a projecting hip or tiered hips similar to those of the cream brick veneer that later emerges in the 1950s. Form is functional, doors are in the middle or at the side in a porch under a flat hood, windows become prominent and stylistic detail is minimal. Three brick houses at the south end of the street also typify this style and represent early examples of the increasing use of brick fabric in residential construction in post-war West Footscray. Numbers 12 and 14 share the same functional L-shaped plan with hipped roofs and small side porches, and were identical in detail before their subsequent alterations. Both retain original separate garages with hinged, timber double doors under a stepped weatherboard pediment. A third example of the same design survives in the driveway at number 9.

Built between 1945 and 1950, the intact brick veneer house at number 19 is significant as a well-resolved design that has been accomplished within the constraints of the post-war period when materials were scarce and stylistic overlays limited. The 2-tiered, hipped, glazed tile roof faces the street as two triangles balanced on one side by a slab chimney, an enclosed porch in the middle and a 3-light timber window with fixed centre pane and side sashes. Another smaller corner window aligns with the chimney. Using clinker brick for the walls with contrasting bands of tapestry brickwork above the windows, front fence and chimney top, the house achieves a restrained dignity and style within its functional form. The house retains the original garden layout with clinker brick edging, matching low brick front fence, wrought iron front gates, side and driveway gates and freestanding clinker brick garage.

19 Neil Street was built between 1945 and 1950 and is significant as a well-resolved design accomplished during the constraints of the post-World War II years. It is the most intact of three brick houses built in the street during the same period. Source, M. Summerton, 2020

Several houses in the street demonstrate that not all owners over the years have remained satisfied with some of the original stylistic elements. Windows have been replaced, verandahs altered and features such as front fences and chimneys have been removed and new details installed. Overall however, the houses retain their scale, form and setbacks and many of the alterations can be reversed.

18 Neil Street, a single-storey brick veneer house, is a clear example of the Post-war Migrant style of domestic architecture. It replaced a house that had stood on the site since c.1925 and the slightly textured brown bricks suggest it was built within the

1970s to 1980s period. The house demonstrates the hallmarks of a style that Mirjana Lozanovska identifies as 'Migrant Modernism', which typically centres on houses built or modified by southern European migrants during the period between 1955 and 1975 following their arrival in Australia. Principal signifiers of the style include double or triple fronted house forms in brick fabric, elevated presence to the street, wide terrace or verandah, large aluminium-framed windows, classical references, front yards with lemon and olive trees and use of materials such as concrete, terrazzo and pebble mix in ways previously not associated with suburban house styles. While most of these features clearly differentiate the Neil Street house, its hipped roof, overall fabric and scale still define it within the category of a brick veneer. At least eight other brick veneer houses in the precinct illustrate variations of this style (3, 7, 9, 11, 12 Neil Street; 1 and 3 Rondell Avenue; and 2, 5, 9 Berthandra Court).

18 Neil Street. The house has changed little since this photograph was taken to advertise its sale in 2015. Source: Real Estate.com website, 2020

Rondell Avenue

Rondell Avenue, running north-south between Barkly and Rupert Streets, was subdivided in the late 1950s and brick veneer houses and blocks of flats largely filled the street by the end of the 1960s. All stand much the same as they were built, many still with their original front fences. Together they present as a unified streetscape of repeating built forms, fabric and stylistic details that typify the popular brick veneers and walk-up flats of the 1960s. Two additional properties add to this mix – in the early 1970s, six brown brick villa units were built on a vacant block at number 4 Rondell Avenue; and three brick units replaced a house at number 12 shortly before 2009. Both of single-story, brick construction with tiled roofs their built forms do not architecturally detract from the general character of the streetscape.

Rondell Avenue has 19 properties. Thirteen are single, stand-alone 1960s brick veneer houses. Two additional 1960s brick veneers at numbers 6 and 14 stand on large irregular-shaped allotments which additionally include a block of two-storey flats at the rear. The remaining 2 properties comprise the six villa units built in the 1970s at Number 4, and the 3 units that replaced the house at Number 12.

With the exception of three houses at the street's south end (near Rupert Street), all of the contributory houses conform to the classic brick veneer formula of double or triple-fronted cubed forms with hipped, medium pitched, glazed tiled roofs, large steel framed casement windows, decorative wrought ironwork, and low front fences. Many repeatedly feature prominent rectangular or curve topped chimneys and manganese brickwork suggesting that the houses were possibly constructed by the same building company. Number 1 also features the added individual touch of a windmill in manganese brick pattern-work. Nearly all retain original single car garages in matching brickwork and prominent pediments. Most now have roller doors, but an original tilt-up door survives at Number 2. Some reflect the new building trend of being attached to the side of the house. This group comprises numbers: 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 13, and 14.

9 Rondell Avenue. The double-fronted cream brick veneer house has contrasting variegated bricks used for the front fence and chimney. A course of glazed manganese bricks runs below the eaves and window sills. The steel frame windows include a large window which opens as a second door to the front verandah. The colour of the bricks used for the garage is slightly different suggesting it was built later. Source, M. Summerton, 2020

A set of three identical, smaller cream brick houses at numbers 15, 17 and 19 Rondell Avenue stand on shallower blocks of land at the south end of the street. Built by ALCO Homes P/L, they have hipped roofs with glazed tiles like other houses in the street, but their functional, compact design and timber-frame awning windows set them apart from the street's larger brick veneers.

The blocks of two-storey, walk-up brick flats built at the rears of numbers 6 and 14 are accessible via the driveway of their associated street-facing house. Economically built they are designed in the basic 'slab' block style, which was a standard built form for flats as well as motels during this period. Both blocks are arranged along an external corridor and accessed by a set of external, cantilevered stairs and balcony. The earlier, skillion-roofed flats at Number 6 are built of the same bricks as the house at the front and feature large, steel frame casement windows and wrought ironwork balustrading and matching flywire doors. The flats at Number 14 are built with a hipped tile roof and wire-cut, salmon coloured bricks like their associated house and feature smaller aluminium sliding windows, concrete panels, plain wrought iron railing and a concrete breeze block screen in front of the stairs. Both flats have associated carports.

6 Rondell Avenue. The two-storey block of six flats at the rear of the brick veneer house of the same period. They are built with a basic skillion roof, large metal-framed windows, a cantilevered staircase and plain wrought iron railing. The flats appear to be an early example of their kind. Source, M. Summerton, 2020

The block of two-storey flats at the rear of the house at 14 Berthandra Court retain their original external condition. The building has a hipped roof with glazed tiles and aluminium, sliding windows. Like many other flats of the same period, they are arranged on a long access corridor which provides each unit with light and air on both sides of the building. The upper level units open to a long balcony, which is accessed by external stairs screened by a Besser brick panel. The low maintenance concrete paved yard, also typical of 1960s flats, includes a long, skillion carport. Source, M. Summerton, 2020

The single-storey, L-shaped arrangement of the brown brick villa units at Number 4 represents a second, post-war phase of flat-style building in the street, and three units at Number 12 are a further expression of this typology.

4 Rondell Avenue. Built in the 1970s and designed in a neo-colonial style, the six, single-storey villa units were a new response to the evolving flat typology. Their simple gable roof forms, as straightforwardly expressed in the street facing unit, can also be understood as a variation of the bungalow typology. Source, M. Summerton, 2020

Berthandra Court

Berthandra Court is a cul-de-sac off the south side of Barkly Street. It has 12 houses, all built in the 1960s. Numbers 1, 2, 3, 4, 5, 7 and 12 resemble the brick veneers built at the same time in nearby Rondell Avenue.

The brick veneer house at 12 Berthandra Court is triple-fronted with steel-framed casement windows and glazed tile roof. It is built of salmon-coloured, wire-cut bricks with manganese brick detailing. The two, side by side garages may have been constructed a little later as their bricks have a slightly darker tone. The landscaping and wrought iron gates are original but the brick fence has been replaced. Source, M. Summerton, 2020

They share features such as double, triple and even quadruple frontages; hipped roofs with glazed tiles; cream or salmon-coloured wire cut bricks; manganese brick detailing; slab chimneys with curved 'waterfall' tops; steel frame casement windows; decorative wrought ironwork; low, brick front fences; and matching brick, single-car garages. Berthandra Court's brick veneers are further defined by their roof guttering, which is covered by a fascia board, and a preference for timber pergolas over front verandas. Number 9 is atypical for its broad concrete tile, hipped roof which extends across one side to form a carport.

Four houses at numbers 6, 8, 10 and 11 stand apart from the standardised brick veneers as intact, modern designs with a different, more creative approach to construction and spatial arrangement. They also explore new fabric and innovative combinations of materials suggesting that each resulted from a partnership between an architecturally aware owner and an imaginative builder, architect or building company.

Number 8 is particularly accomplished for its low pitch skillion 'Klip Lock' metal roof, textured grey 'Besser' concrete bricks and contrasting green brick feature wall. Number 10 is built in grey brick with a flat roof and both houses are distinctive for their horizontal emphasis and presentation to the street with open, fence-less gardens. Numbers 6 and 11 have gabled roofs and combine cream brick and weatherboard construction with timber frame windows. The court includes a small number of mature paperbark trees, which are likely to date from the 1960s.

10 Berthandra Court is a brick veneer built of grey clay bricks. An unglazed string course runs below the broad eaves, which feature a timber-lined soffit. The metal roof is flat and the guttering is concealed by a wide fascia. Windows are sliding, aluminium-framed. A single car garage is incorporated into the side of the house and the garden is open and fenceless. Source, M. Summerton, 2020

History

The area now known as the City of Maribyrnong was a significant meeting place for the Wurundjeri Woi Wurrung and the Bunurong peoples and clans of the Kulin Nation. In particular, the place where the Maribyrnong and Yarra rivers join was an especially important place as it symbolised the joining of groups who would travel along the rivers. Maribyrnong is an anglicised version of the Aboriginal expression 'Mirring-gnay-bir-nong' which translates as 'I can hear a ringtail possum'. European settlement along the Maribyrnong River (known as the Saltwater River until 1913) in the 1830s had a significant impact on Aboriginal people – decimating communities, displacing families and disrupting lives. And yet in spite of this, Aboriginal culture has remained a dynamic force in contemporary society and the Maribyrnong community [Maribyrnong City Council website].

The first occupation by Europeans of Kulin Nation lands along the Maribyrnong occurred in 1839 with the establishment of a punt over what was then called the Saltwater River. When the township of Footscray was surveyed there was already a number of slaughterhouses, a hotel and a few scattered residents living beside the river. The first lands of the Kulin Nation to be sold to Europeans was 230 acres north of Ballarat Road extending to the river. In 1848 Footscray Village Reserve was named and surveyed south of Ballarat Road, near to the site of the already extant Punt Inn, belonging to Michael Lynch [Lack, 1991, pp. 38-42].

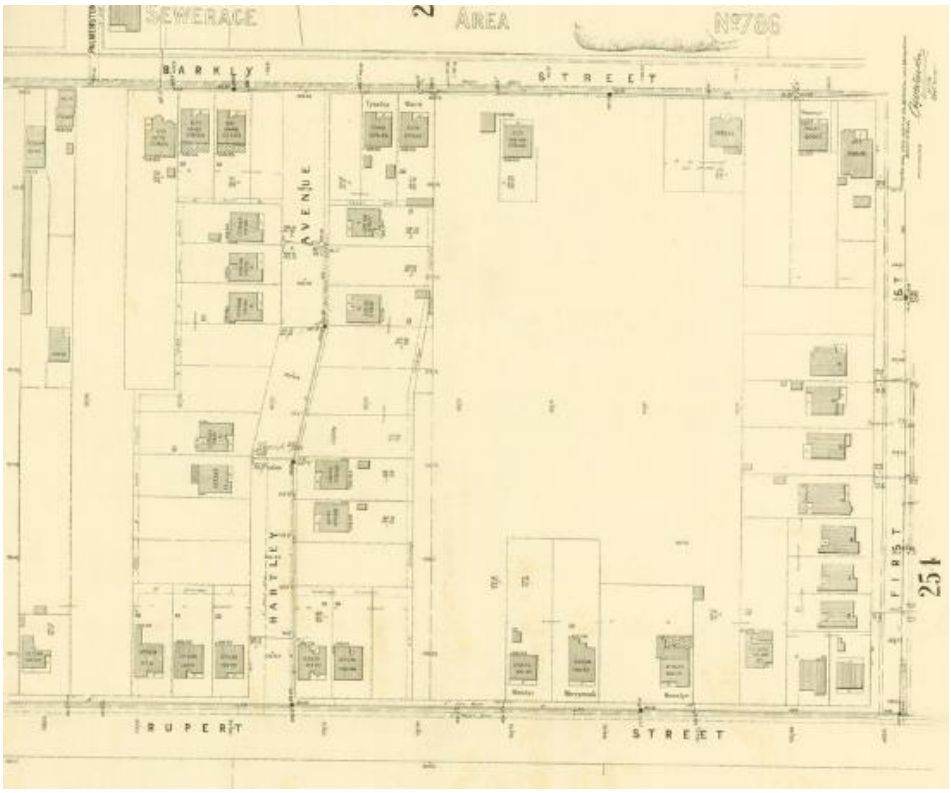
The Footscray West Residential Precinct occupies part of Crown Allotment 7 of Section 13 of the Parish of Cut Paw Paw, County of Bourke. An early plan of 1840 drawn and sketched on parchment shows the parish divided into a grid of 640 acre blocks, with the pastoral holding of Scottish settler Peter Inglis, covering a large part of the district [Map Sydney C10].

Three of the rectangular allotments – 6 & 8 of Section 12; and 7 of Section 13 – were subsequently purchased by William John Turner Clarke (1805-1874), a pastoralist and landowner. In 1853 he was part of the private consortium that received parliamentary assent to set up the Melbourne, Mount Alexander and Murray River Railway Company to build Victoria's first inland railway from Melbourne to Williamstown, Bendigo and Echuca.

Shares in the privately-funded railway were slow to sell and high inflation, acute labour shortages and lack of funds affected its progress. By 1856 the company had only managed to carry out earthworks on the Williamstown line and in May was forced to sell out to the government. When work eventually commenced on the main Melbourne to Bendigo line through Footscray in 1858 it reinvigorated subdivision and land sale promotions in the vicinity of the railway line.

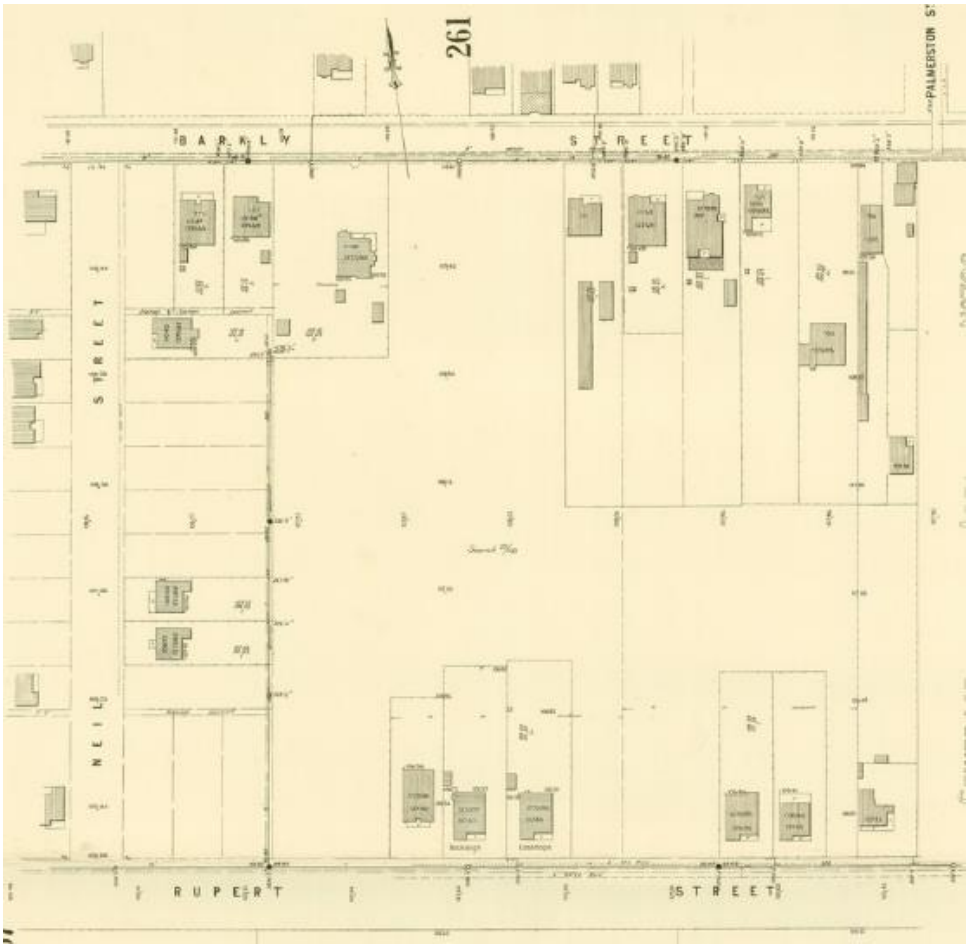
The 100 mile section of the Melbourne to Bendigo line was completed in October 1862 and although there was said to be a station in Upper Footscray, no trains stopped there [Barnard, 2000, p14]. Even when the Tottenham Railway Station eventually opened on 2 March 1891, most households were scattered over larger allotments with few if any locals living in a suburban setting close-by to the line. The Clarke family land remained undeveloped and was most likely tenanted for farming purposes. Since the earliest subdivisions in Upper Footscray, it had been clearly defined by well-trod thoroughfares on two sides, Long Street (as this end of Barkly Street was called) on the north, and Ashley on the west, which had earlier stopped short at Long/Barkly Street. These were later joined by First Street on the east side and Rupert Street, presumably named after Rupert Clarke, on the south running parallel to the railway line.

Part of the land was subdivided on 24 April 1909, when the Clarke family sold Part Crown Allotment 7 of Section 13, Lots 6 to 13 to Percy Thomson, valuer of Collins Street, Melbourne and Robert McCutcheon Edgar, manufacturer of Post Office Place, Melbourne [Certificate of Title Volume 8216, Volume 653]. The land included today's Rondell Avenue, which was not subdivided and built on until the late 1950s and 60s. A plan produced by the Melbourne and Metropolitan Board of Works in 1929 shows the undeveloped land flanked by First Street, now filled with houses, and nine of the eighteen newly subdivided blocks in Hartley Avenue also occupied. The houses are characterised by set-backs and layouts that typify suburban dwellings of the inter-war period. Nearly all are built closer to one side of the block to allow for a driveway.



MMBW Plan No.255 prepared in 1929 shows newly-built houses on the west side of First Street and Hartley Avenue. The vacant land in between will be subdivided to form Rondell Avenue in the late 1950s. Source: State Library of Victoria Map Collection

Further west, Neil Street has been subdivided but only has six houses. Most of the surrounding land is still characterised by an older residential pattern of sparser settlement, and houses with outbuildings on long strips of land and fenced paddocks, indicating a farming rather than suburban use of the land. This uneven pattern of earlier land division explains the 'kinks' in the lines of Hartley and Rondell Avenues and the instances of irregular-shaped blocks behind some of the houses today. Plan No.256 of the same series also shows another large area of vacant land between Hartley Avenue and Neil streets which remained undeveloped until it was subdivided in the 1960s to form Berthandra Court [MMBW Detail Plan No.255, 256, and 257, 1929].



MMBW Plan No.256 showing seven houses in Neil Street by 1929. The large vacant area to the right of Neil Street was subdivided into fifteen allotments soon after November 1960 to form Berthandra Court. Source: State Library of Victoria Map Collection

First Street at the east end of allotment 7 was the earliest of the precinct's five streets to be subdivided. In February 1915, when it had four residents, Mrs JJ Orchard asked the council 'for an extension of the electric light' and in reply 'the electrical department advised they would take three poles into the street' [*Independent,* 27 February 1915, p1]. Over the next few years as more people came to live in the street there were constant complaints about dirty gutters, water stagnating and collecting 'to the detriment of public health', and 'green, putrid and stinking' water 'lying in front of several houses' [*Independent*, 5 October 1918, p1; 21 June 1919, p4]. Two years later, the West Footscray Progress Association asked the council to make a channel [*Independent*, 12 June 1920, p4]. When the Council considered constructing a street, 'several ratepayers came forward to lodge objections about the cost' [*Independent*, 18 June 1921, p2]. After another year passed the residents were more agreeable and tenders were invited in July 1922 [*Independent*, 15 July 1922, p2]. Later in the year, the State Savings Bank of Victoria invited tenders 'for the erection and completion of timber-framed dwelling houses' for various suburbs including Brunswick, Caulfield, Camberwell, Essendon, Heidelberg, Hawthorn, Kew Moorabbin, Northcote, Oakleigh, Surry Hills, Box Hill, Mornington, Sandringham, Brighton, Sunshine, Williamstown and West Footscray, where four were planned for First Street [*Argus*, 25 November 1922, p7]. The designs offered by the bank in the 1920s typically featured sash or casement windows with two, four or six pane upper lights, similar to those of two well-preserved houses in First Street.

At the time, Footscray was verging on a major land and building boom and cheaper outer areas like West Footscray were still within the reach of industrial workers, who were moving to the suburb in increasing numbers to find employment in the new manufacturing plants expanding along Geelong Road and north beside the railway. Land was selling in First Street for £65 for blocks with a 48-foot frontage, although other blocks at the south (railway) end of the street were closer to the Council's

minimum width requirement of 33 feet [*Independent*, 1 April 1922, p2; Lack, p249]. Wider frontages allowed for the inclusion of a driveway, now practically standard for all new houses due to the availability of increasingly affordable, mass-produced cars. In 1929, one modern First Street resident, Mrs Upton, 'a woman motorist who favours automatic gear change', must have turned heads in her recently acquired Armstrong Siddeley saloon [*Table Talk*, 12 December 1929, p74]. The Uptons lived in the weatherboard house at number 6, a Californian Bungalow with a broad gabled terracotta roof dominating the simply styled, symmetrical street façade. Building Applications submitted to the Council for the years 1935 to 1939 indicate that a builder, EG Upton was constructing houses in Footscray during this period. Blocks were also selling in Neil Street, with seven houses constructed between 1925 and 1929 [Sands & McDougall, 1925; MMBW Plan No.256].

6 First Street. The broad gabled Californian Bungalow where Mrs Upton lived in 1929. Source, M. Summerton, 2020

Construction virtually ceased after the world-wide economic crash of 1929 and gradually regained momentum between 1933 and 1935. By 1940, First Street was filled with weatherboard houses, with those constructed in the 1930s displaying similar details to those of the 1920s in preference to newer styles. Number 4 First Street, constructed in 1936 by Yarraville builder, AG Ebbott, has a shingled skirt under a bow window and roof sloping down over the front veranda, both typical features of earlier bungalows [City of Footscray Building Application, 16 March 1936].

Apart from one vacant block, Hartley Avenue was also full by 1940. The last house, at 17 Hartley Avenue, was built just after WWII. Although the sash windows are of the pre-war kind, the house demonstrates the post-war emphasis on function in design, in response to the scarcity of materials during this period. As observed by Robin Boyd, the resulting simplicity 'was encouraged by the creed of Functionalism, but its impulse was largely economic':

> Material shortages and economy ruled every detail … Every conceivable style had been represented on the street front of the standard asymmetrical villa. Now it was wiped clean. All that was left were unevenly-burnt bricks, standard horizontally-lined windows, a hipped cement-tile roof. The traditional plan and structure remained unaltered, but one by one the decorations and embellishments went. A square concrete cantilevered slab nestled in the corner over the entrance door; the porch was gone. There was only one fire place and one chimney. All was square, straight, unpretentious. Within the traditional shape, the ultimate in austerity had been reached [Boyd, 1968 (1952), p119 and p118].

Post-war austerity characterises the style of about half of Neil Street's houses, but in this case most of the owners managed to obtain terracotta tiles for the roofs of their weatherboard dwellings, a few also have two chimneys, and porches were more often reduced to horizontal hoods rather than discarded. The precinct's first brick houses were also built during this 1945-50 period. Although not new, the concept of the brick veneer was refined and improved as builders resorted to stretching their ration of bricks. Standing side by side at the south end of Neil Street, two double-fronted brick veneer houses with hipped, tiled roofs demonstrate the same economy of detail with common red bricks. Their pared down style and lack of individuality would have been glaringly apparent when they were first built. Scarcity of materials also affected the design of a third brick veneer at Number 19, which juxtaposed unevenly burnt clinker bricks with economical tapestry brick patterning to instead achieve an

individual home of distinct character. The low front fence and garage at the end of the driveway were constructed with matching bricks.

1945 aerial view of the precinct. Arrows from left to right indicate Neil Street, vacant land later subdivided into Berthandra Court, Hartley Avenue, land later subdivided into Rondell Avenue and First Street. Source: Melbourne 1945

Further into the post-war years, the precinct's last two streets, Rondell Avenue and Berthandra Court, were subdivided from the land still vacant between First Street and Hartley Avenue, and Neil Street and Hartley Avenue. The resulting kindred streetscapes of double, triple and quadruple-fronted brick veneer houses, with projecting rooms and larger windows, represented a new variation of the conventional suburban bungalow. While not radical, the fast becoming ubiquitous style was fashionable with new decorative treatments and its interpretation of modern living signalled a departure from the austere and functionalist designs of the previous period. As noted by John Archer in his history of the distinctively Australian house, the newly improved technique of brick veneer construction, essentially a timber frame clad with brick instead of weatherboard, provided economy, speed and simplicity to a standardised building process, producing houses with a solid, confident appearance. For homeowners, brick veneer construction provided a certain prestige without the price:

> Status was important, too. Because it was cheap and relatively available, timber was frowned on in many areas as the building material for those who could afford no better. Brick was definitely the symbol of material success in the suburban hierarchy, and brick veneer offered a cut-price way to achieve it.
>
> In terms of design, it was important not to be too radical on one hand, not too old-fashioned on the other. The triple-fronted style with square corners (or rounded corners for the adventurous) emerged as the most acceptable. So began the saga of the celebrated triple-fronted brick veneer (in red or cream) which would eventually become the symbol of suburban conformity and security [Archer, p195].

Rondell Avenue was subdivided in the late 1950s. By 1960 one cream brick house stood on the east side of the street and two on the west, and a number were under construction [*Sands & McDougall Directory*, 1960]. Most of the street was filled with brick houses by 1965, with just a few blocks vacant at the Rupert Street (south) end, which had houses by the late 1960s to early 1970s. Like the bungalows of the 1920s, the cream brick villa with matching garage and low front fence was the most popular suburban style of 1950s and early 1960s. Cream coloured bricks were not new; they were used in the nineteenth century for colour contrast and detail, but now they eclipsed all other materials and entire houses were built with them. Those in Rondell Avenue adhered to the classic brick veneer formula of multi-fronted cubed forms with hipped, medium pitched, glazed tile roofs, steel framed casement windows, decorative wrought ironwork, matching brick garages and low front fences. Many feature prominent rectangular or curve topped chimneys with contrasting manganese brickwork, suggesting the houses were possibly constructed by the same building company. With non-British surnames like Ruberto, Babore, Lipold and Farfalla, some of the street's first residents were possibly 'new Australians' who arrived in the wave of immigration and re-settlement following WWII [Sands & McDougall, 1965]. Many migrants were assisted by the Commonwealth Government with the aim of increasing Australia's population and workforce, and their re-settlement invariably commenced with accommodation in government

hostels. Three of these were in Melbourne's west, and a hostel operated by the Victorian Railways was set up in the 1950s in Rupert Street, just around the corner from Rondell Avenue [Barnard, p38].

At the south end of the street, a set of three identical, smaller cream brick houses were built in 1959 on shallower blocks of land by Elsternwick company, ALCO Homes P/L [Certificate of Title Vol.3650, Fol.809, 13 Rondell Avenue] These stand apart from the street's larger brick veneers for their timber-framed awning windows, compact form and functional no-fuss design, suggesting that the ALCO company was possibly one of the many project or merchant builder firms that started up in the 1950s. The brick houses at numbers 6 and 14 on the west side of Rondell Avenue were built on unusually large, irregular-shaped blocks that opened out at the back. Close to the time of their construction, the owners of the houses had a block of two-storey brick flats built at the rear which were accessed via their driveways.

Purpose-built flats initially appeared in Melbourne in the early twentieth century and surged during the Inter-war period. Those built in the immediate post-WWII years were by the Housing Commission of Victoria, the first being in 1946 with an estate of two-storey blocks of flats erected in North Melbourne [Howe, p61]. During 1950s when housing was in short supply and rental accommodation was becoming a necessity, the social benefit of flats emerged as a topic of discussion in the community. Some people argued they were detrimental to family life and ran counter to the ideal of suburban living. Ernst Keas, whose views on the matter were published in the *Argus* in 1952, acknowledged that the culture of flat-living was relatively 'new to Australians' but stressed, the 'question is not whether to build flats but how they could be built quickly and economically' [*Argus*, 17 July 1952, p6]. That same year, Robin Boyd wrote in the preface to his book *Australia's Home*, that 'Australia is the small house', in the sense 'that ownership of one in a fenced allotment was the unquestioned ultimate goal of the average Australian'. Later, in the second edition of his book in 1968, he remarked that even his severest critics had accepted that statement, 'for it was a truism at the time' – the standard 5-room suburban house ruled supreme 'and flats were for foreigners'. He noted that in 1952, Melbourne saw the construction of just 'five or six hundred flat units per year', but in 1960 this had risen to two thousand. In 1961 there were four thousand, and in 1966 nine thousand, most intended for the private market. Throughout this time the number of individual houses constructed remained fairly constant at about fourteen thousand every year [Boyd, 1968, p302].

Boyd also observed that a proportion of the flats were constructed and owned by newly arrived migrants, 'often coming from cities where private houses were hardly known for ordinary people'. Realising there was probably a demand in sections of the community 'for the convenience of a gardenless apartment near town', some enterprising individuals began building flats for people to rent or buy [Boyd, p302]. Easily identified on the urban streetscape, they were often architecturally undistinguished and generally took the form of a block of a dozen or so units occupying most of the allotment, with any spare space concreted for car parking. The flats were typically compactly arranged along an access corridor that provided each unit with light and air on the two main sides of the building. The upper level was accessed by external or internal stairs, with the front usually displaying 'various devices in the laying of brickwork which were understood to be decorative' and other elements such as contrasting brick or concrete panels, perforated breeze block screens and wrought ironwork [Boyd, p303].

Two-storey brick flats in this style proliferated through Melbourne's suburbs during the 1960s as a new type of urban housing in a built form that was invariably considered intrusive and only reluctantly accepted. One block was built on the spare land behind the brick veneer house at 6 Rondell Avenue between 1960 and 1965, the first of four, two-storey blocks in the precinct. The owner of both the house and flats was VW Field junior, who lived next door to his father, VW Field senior, at number 8 [Sands & McDougall, 1960 and 1965]. All three cream brick buildings – the two houses and the block of flats – share common materials and features, suggesting they were built by one contractor at the same time.

A similar arrangement of house and rear flats followed in the late 1960s at 14 Rondell Avenue. Both were built in smooth, orange-toned, wire-cut bricks, which were increasingly popular in Melbourne from 1962, when the new process was introduced [Burchell, p25]. In this case it is clear that the house, owned by C Briffa, was constructed a few years before the flats. It has metal-framed casement windows characteristic of brick veneer houses built before 1965, while the flats have later aluminium sliding windows and the bricks are a darker orange just like those of the low front fence.

The idea of developing one's property with a block of flats also appealed to two owners in First Street, however in order to do this they needed to totally demolish their inter-war houses. The two-storey, long rectangular block of six flats at 5 First Street was constructed in about the mid-1960s. The brickwork has since been rendered, but visible features such as the aluminium-framed sliding windows, hipped, glazed tile roof and cantilevered external stair are similar to those of the block at 14 Rondell Avenue and suggests both were constructed around the same time. The house originally on the allotment had been built

between 1920 and 1925 and owned by John Broadley until about 1940, when it was sold to Edward Cole, who lived in the house next door at number 7. In about 1945, he sold number 5 to Colin Goudie, who retained the house for over 20 years before building the flats in the 1960s. He remained the owner of the flats until at least 1975 [Sands & McDougall, various dates]. The two-storey block of brown brick flats standing next door at 3 First Street replaced one of the street's earliest houses. Built just before 1920 it was and owned by Sydney Waight until at least 1975 [Sands & McDougall, various dates]. In about 1979 it was replaced by a block of six flats, distinguished by their brown wire-cut bricks, flat roof, slimline concrete brick panels and amber glazing.

In the early 1970s, six brown brick, neo-colonial style villa units were built on another irregular sized allotment at number 4 Rondell Avenue, which had hitherto remained vacant. This single-storey, L-shaped arrangement of units represented a second phase in the development of post-war suburban flats, which were purpose-built as a set of individually owned, strata titled units. Three larger units, which recently replaced a house at number 12 Rondell Avenue, are a further expression of this evolving multi-unit typology.

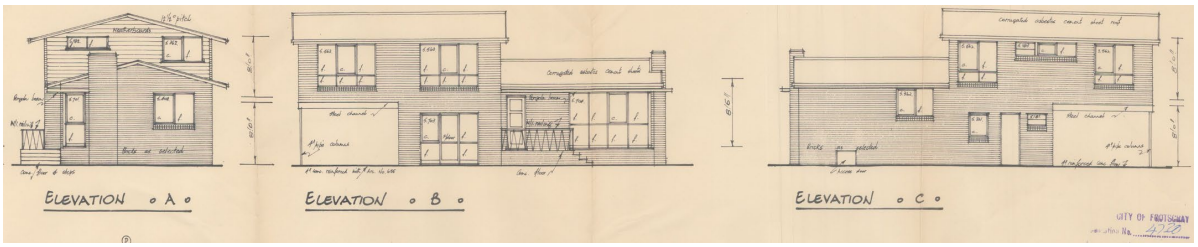
Berthandra Court, between Neil Street and Hartley Avenue, was the last street in the precinct to be subdivided. This occurred soon after 28 November 1960, when projectionist, Lloyd White of Sunshine and Patricia Turpie of 'Weeranah', Shelford purchased Lots 1 and 2 and part of Lot 3 on Plan of Subdivision No.19872, comprising over two acres of land. They privately subdivided the property into fifteen smaller lots, twelve arranged around the court and three facing onto Barkly Street, and sold the blocks between July 1961 and November 1963 [Certificate of Title Vol. 8286, Fol. 758].

The *Sands and McDougall Directory* for 1965 indicates that nine of the twelve houses within the court were built by this date, as well as two of the three houses facing Barkly Street (Lots 1-3). The balance were constructed by 1970. The majority resemble the conventional brick veneers built at the same time in Rondell Avenue, but four houses stand apart from this standardised style as modern, individual designs. These contemporary houses proclaim a different, creative approach to construction and spatial arrangement, and explore new materials suggesting that each resulted from a partnership between an architecturally aware owner and an imaginative designer. Numbers 8 and 10 are particularly accomplished for their roof form, choice and use of fabric, horizontal/low-line emphasis and presentation to the street with open, fence-less gardens. Unfortunately, the names of the designers are not mentioned on the plans submitted to the Footscray Council in October 1962 and February 1962 [Building Permits, 8 and 10 Berthandra Court, 1962]. Costing £3,600 and £4,000 to construct, their relatively affordable prices compare to the average triple-fronted brick veneer as well as to the less conventional designs offered by the Small Homes Service (SHS), whose founding director was Robin Boyd. Conducted by the Royal Victorian Institute of Architects in conjunction with the *Age* newspaper, this architectural advisory bureau aimed to bring design services within the reach of those who would not normally consult an architect. New plans were published weekly in the newspaper, with the drawings and specifications available for just £5 from the bureau, which was conveniently located in Melbourne's Myer department store. Operating from 1947 to 1968, it is estimated that up to 5,000 homes across Victoria or 15% of homes took advantage of the service.

Built the same year and also for the price of £4,000, the gabled, cream brick, U-shaped alternative to a triple-fronted brick veneer at 6 Berthandra Court was designed by David S Gordon and built by Beever Bros [Building Permit, 6 Berthandra Court, 1962]. Gordon is probably the same David Stanley Gordon, who graduated from Scotch College in 1957, studied architecture at RMIT and afterwards worked for MGP Architects (MacCallum Gordon Partners P/L) [Obituaries, Scotch College Melbourne]. The house is possibly one of his earliest commissions.

While commissions for residential dwellings from young progressive architects were becoming popular in the 1950s and 60s, so too were contracts with the growing number of building companies in Melbourne, such as Craig, Davis Homes P/L, AV Jennings, Merchant Builders, Contemporary Homes P/L, and in Sydney, Pettit & Sevitt. The split-level cream brick and timber house at 11 Berthandra Court was designed and built in 1963 by the house building company, Craig, Davis Homes for RF Austin, then living at nearby 89 Summerhill Road. Priced at £5,000, it was probably the court's most expensive house [City of Footscray Building Application, August 1963]. Its pair of low-pitched gables and sets of vertical windows are easily recognisable stylistic features that typify the company's designs during this period, as shown by one of their advertisements placed in the *Age* newspaper a few months before construction of the Austin house commenced [*Age*, 11 February 1963, p11]. Craig, Davis was one of several 'merchant builder' companies to emerge from the post-war years to specifically target the middle market home buyer. While not considered expensive, a 'project house' built by a merchant builder company had the important distinction of being architect-designed [O'Callaghan, p566]. Constructed to a standardised design and promoted through the medium of the increasingly familiar display home and also full-colour sales catalogues, good quality medium-priced houses

were offered in a limited range of variations relating to plan, size, features and finishes within the trademark styles which defined the various companies. The negotiated design could be built on the buyer's own block, as in the case of 11 Berthandra Court, or it could be part of a land-house package usually offered in a housing estate. Inspired by the vision of reforming suburban house design and lamenting the popularity of triple-fronted brick veneers, many of the designers were influenced by Robin Boyd's views as well as new directions in international design and by 1967 there were 50 project builders in Australia putting up almost a third of privately owned houses [*Bulletin*, 1 July 1967, p24].



Proposed Brick Veneer Residence for RF & JL Austin at Lot No.9 Berthandra Court. Detail of Craig, Davis Homes drawing showing elevations A, B & C. Source: Maribyrnong City Council, Building Permit Application to City of Footscray, August 1963

Advertisement in the *Age*, 11 February 1963 p11 with illustrations of Craig, Davis Homes. Some of the designs include features recognisable in the split-level house that the company built at 11 Berthandra Court.

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Thematic Context:

9. Planning and Developing Urban Settlements

9.5 Twentieth century residential development

10. Migration

Comparative Precincts:

Laughton's Post-war Housing Precinct (Proposed)
This West Footscray precinct includes a group of 1960s brick veneer houses from 19 to 37 Creswick Street which are similar to those in Berthandra Court and Rondell Avenue and date to the same period. Most are constructed of cream brick or salmon-toned wire-cut brick with contrasting dark brick banding and trim. The same brickwork is also used for their prominent chimneys, low front fences and rear garages. The roofs are hipped and clad with glazed terracotta tiles. Other features include large steel framed, casement windows, and wrought iron front gates, and wrought iron grille columns and balustrades to their front verandahs in matching patterns. The precinct also has one single storey multi-unit development in similar brick veneer fabric and style, which can be compared to the units and flats in First Street, Rondell Avenue and Hartley Avenue.

Bottomley's Paddock Inter-war and Post-war Residential Precinct (Proposed)
Although the large Bottomley's Paddock Precinct north of Barkly Street west is a much older subdivision, both precincts were developed during the inter-war and post-war years. It includes a high proportion of inter-war Californian Bungalows intermixed with numerous, comparatively unadorned variations of bungalow forms built in the immediate post-war years. The majority are of weatherboard construction, but there are also examples in red and cream brick veneer, with some built or later modified by post-war immigrants. Like most of the Tottenham North houses, the majority have uniform set-backs and stand in garden settings on larger blocks in wider streets, and invariably include low fences, side drives and rear garages. The Bottomley's Paddock Precinct includes two inter-war shop houses, whereas the Tottenham North Precinct is entirely residential.

Centennial and Duke Streets Inter-war and Post-war Residential Precinct (Proposed)
The streets in the Duke and Centennial Precinct began to develop at the same time as those in the much larger Tottenham North Precinct. Both illustrate the progression of West Footscray's bungalow house forms, from the early inter-war years through to the immediate and later post-war period. The small number of examples in Centennial Street share the principal features of houses in the Tottenham North Precinct but are compact, humbler interpretations of the styles, having been built on much smaller blocks of land subdivided for workers housing in the nineteenth century. As a consequence, the garden settings, side drives and nature strips, which are typical of inter-war subdivisions and characteristic of the Tottenham North Precinct, are not provided. The street has a small number of plain, gable-fronted, inter-war weatherboard Californian Bungalows, however the majority of houses are L-shaped, post-war variations built in the stripped-back functional style that reflects the austerity of these years. These are starker responses to the constraints of the period, emphasized by their lack of chimneys and their settings on smaller allotments. By comparison, similar austere style bungalows in the Tottenham North Precinct tend to stand in more generous garden settings on larger blocks in wider streets with nature strips and invariably include side drives and brick chimneys, and some houses are of brick construction. Duke Street's mixed streetscape of just eight houses illustrate inter-war and post-war variations of the bungalow form from the weatherboard Californian Bungalow and austere styles to multi-fronted brick veneers of the more prosperous later post-war period. Their larger allotment sizes relate to a different subdivision history associated with the activities of a nearby quarry, which later served as a municipal tip.

Tottenham Post-war Industrial Area Housing Precinct (Proposed)
The Tottenham Post-war Industrial Area Housing Precinct is located on the south side of Tottenham Railway Station. It includes a number of weatherboard Californian style bungalow houses which date to the late 1930s, but most of the precinct's building stock is characterised by the simpler, austere bungalow style of the wartime and post-war period. Like those of the inter-war period Californian style bungalows, they modestly reflect the inter-war suburban ideal of a home free-standing in a garden setting on a regular size allotment with side drive and garage. The streets include front nature strips and concrete gutters, kerbs and paths. Both precincts reflect the modest, economic and unadorned style which proliferated during the period of austerity immediately after the World War II. Unlike the West Footscray Precinct there are no houses of brick construction and building activity does not extend into the 1960s.

Recommendation:

Recommended for inclusion in the Heritage Overlay as defined by the accompanying mapping.

Extent of curtilage:

The whole of the precinct to the extent of the mapping shown above.

Significant Features:

Side driveways and off-street parking, front gardens, nature strips and two unusually large allotments with street-facing houses and separate blocks of flats to the rear.

Schedule:

External paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences and Outbuildings	No
Prohibited uses	No
Aboriginal Heritage Place	No

Table: Contributory and Non-Contributory properties

Number	Street	Suburb	Significance
1	Berthandra Court	West Footscray	Contributory
2	Berthandra Court	West Footscray	Contributory
3	Berthandra Court	West Footscray	Contributory
4	Berthandra Court	West Footscray	Contributory
5	Berthandra Court	West Footscray	Contributory
6	Berthandra Court	West Footscray	Contributory
7	Berthandra Court	West Footscray	Contributory
8	Berthandra Court	West Footscray	Contributory
9	Berthandra Court	West Footscray	Contributory
10	Berthandra Court	West Footscray	Contributory
11	Berthandra Court	West Footscray	Contributory
12	Berthandra Court	West Footscray	Contributory
1	First Street	West Footscray	Non-Contributory
2A	First Street	West Footscray	Contributory
2	First Street	West Footscray	Contributory
3	First Street	West Footscray	Contributory
4	First Street	West Footscray	Contributory
5	First Street	West Footscray	Contributory
6	First Street	West Footscray	Contributory
7	First Street	West Footscray	Contributory
8	First Street	West Footscray	Contributory
9	First Street	West Footscray	Contributory
10	First Street	West Footscray	Non-Contributory
11	First Street	West Footscray	Contributory
12	First Street	West Footscray	Contributory
13	First Street	West Footscray	Contributory
14	First Street	West Footscray	Contributory
15	First Street	West Footscray	Contributory

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Number	Street	Suburb	Significance
16	First Street	West Footscray	Contributory
17	First Street	West Footscray	Contributory
18	First Street	West Footscray	Contributory
19	First Street	West Footscray	Contributory
21	First Street	West Footscray	Contributory
23	First Street	West Footscray	Contributory
1	Hartley Avenue	West Footscray	Non-Contributory
2	Hartley Avenue	West Footscray	Contributory
3	Hartley Avenue	West Footscray	Contributory
4	Hartley Avenue	West Footscray	Contributory
5	Hartley Avenue	West Footscray	Contributory
6	Hartley Avenue	West Footscray	Contributory
7	Hartley Avenue	West Footscray	Contributory
8A	Hartley Avenue	West Footscray	Non-Contributory
8B	Hartley Avenue	West Footscray	Non-Contributory
9	Hartley Avenue	West Footscray	Contributory
10	Hartley Avenue	West Footscray	Contributory
11	Hartley Avenue	West Footscray	Contributory
12	Hartley Avenue	West Footscray	Contributory
13	Hartley Avenue	West Footscray	Contributory
14	Hartley Avenue	West Footscray	Contributory
15	Hartley Avenue	West Footscray	Contributory
16	Hartley Avenue	West Footscray	Contributory
17	Hartley Avenue	West Footscray	Contributory
18	Hartley Avenue	West Footscray	Contributory
1	Neil Street	West Footscray	Contributory
2	Neil Street	West Footscray	Contributory
3	Neil Street	West Footscray	Contributory
4	Neil Street	West Footscray	Contributory
5	Neil Street	West Footscray	Contributory
6	Neil Street	West Footscray	Contributory
7	Neil Street	West Footscray	Contributory
8	Neil Street	West Footscray	Contributory
9	Neil Street	West Footscray	Contributory
10	Neil Street	West Footscray	Contributory
11	Neil Street	West Footscray	Contributory
12	Neil Street	West Footscray	Contributory
14	Neil Street	West Footscray	Contributory
15	Neil Street	West Footscray	Contributory
16	Neil Street	West Footscray	Contributory
17	Neil Street	West Footscray	Non-Contributory
18	Neil Street	West Footscray	Contributory
19	Neil Street	West Footscray	Contributory
1	Rondell Avenue	West Footscray	Contributory
2	Rondell Avenue	West Footscray	Contributory
3	Rondell Avenue	West Footscray	Contributory
1/4	Rondell Avenue	West Footscray	Contributory
2/4	Rondell Avenue	West Footscray	Contributory
3/4	Rondell Avenue	West Footscray	Contributory
4/4	Rondell Avenue	West Footscray	Contributory
5/4	Rondell Avenue	West Footscray	Contributory
6/4	Rondell Avenue	West Footscray	Contributory

Number	Street	Suburb	Significance
5	Rondell Avenue	West Footscray	Contributory
6	Rondell Avenue	West Footscray	Contributory
6A	Rondell Avenue	West Footscray	Contributory
7	Rondell Avenue	West Footscray	Contributory
8	Rondell Avenue	West Footscray	Contributory
9	Rondell Avenue	West Footscray	Contributory
10	Rondell Avenue	West Footscray	Contributory
11	Rondell Avenue	West Footscray	Contributory
1/12	Rondell Avenue	West Footscray	Non-Contributory
2/12	Rondell Avenue	West Footscray	Non-Contributory
3/12	Rondell Avenue	West Footscray	Non-Contributory
13	Rondell Avenue	West Footscray	Contributory
14	Rondell Avenue	West Footscray	Contributory
14A	Rondell Avenue	West Footscray	Contributory
15	Rondell Avenue	West Footscray	Contributory
17	Rondell Avenue	West Footscray	Contributory
19	Rondell Avenue	West Footscray	Contributory

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fPrecinct 7.

Place Name:	Tottenham Post-war Industrial Area Housing Precinct
Address:	Gwelo, Sredna Streets, 1-39 (odd numbers only) Dempster Street, 1-23, 25-41, 42-46, 43-59 (odd only) Fontein Street, 169-177 (odd only) Sunshine Road, 3A, 3B, 5, 7A, 7B Aliwal Street, 4-7, 10 Bizana Street, and 67, 71, 73 Cala Street, West Footscray
Place Type:	Residential precinct
Level of Significance:	LOCAL
Recommendation:	To be included in HO schedule to the extent of the mapping shown below.

Maps:

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Sredna Street looking north, showing the typical Post-war austere concrete tiled hipped roofed weatherboard bungalows with small porches, no front fences. Wide grassed nature strips, concrete paved footpaths and concrete kerbs and gutters. Source, M. Fowler 2020

View of the surrounding industrial buildings with classic sawtooth roof form, from Dempster Street Reserve, with the south end of Dempster Street on the right. Source, M. Fowler 2020.

Statement of Significance:

What is significant?
The Tottenham Post-war Industrial Area Housing Precinct contains a well-preserved collection of housing which demonstrates typical housing from the late inter-war to post-war period. Many of the houses in the precinct were built by local builder and Footscray City councillor Anders M. Hansen, who also built a group of five single storey shopfronts in Sunshine Road in the 1940s. The rectangular grid pattern of the streets, including the lanes, with the pattern reflecting the two different subdivisions (1911, and 1928), and the industrial setting of the precinct, is significant. Two reserves, JA McDonald and Dempster are included in the precinct. Elements which contribute to the significance include:

Federation bungalow (c.1890-1915)

- A single weatherboard asymmetrical fronted house at 46 Gwelo Street.

Late Inter-war bungalows (c1938-1945)

- Single storey free-standing houses of considerable variety constructed in Dempster Street during the later Inter-war period in the early 1940s.
- Weatherboard walls, some with 'Conite' facades
- Medium pitched hipped roofs of concrete tile, or corrugated iron.
- Tall face brick chimneys at the side.
- Front verandahs or porches have a variety of support columns -brick or rendered brick, round or fluted square, or barley sugar columns.
- Original timber framed windows with central fixed pane and double hung windows either side. Some with curved glazing bar to central pane and leadlight to upper sashes and top of central pane.
- Garden settings.
- Several original chain mesh and pipe rail fences with timber posts fences.
- Concrete drive strips.

Post-war Austere houses (c1940-1960)

- Single storey free-standing houses in Fontein, Sredna and Gwelo Streets.
- Weatherboard walls with round edged boards.
- Medium pitched hipped roofs, generally of concrete or terracotta tiles with gabled roofs at 27 and 31 Fontein Street, 30 and 44 Gwelo Street, and 3 and 24 Sredna Street.
- Small porches, with either a small roof, or cut out under the main roof to provide a sheltered entry.
- Timber framed windows with horizontal glazing bars to upper sashes.
- Tall face brick chimneys, some with simple decorative bands, generally on the side, but some examples (6, 8, 38 and 43 Fontein Street, and 7, 32 and 48 Gwelo Street, and 8, 9, 24 and 27 Sredna Street) having prominent broad chimneys on the front.

- Several original chain mesh and pipe rail fences (3 and 25 Gwelo Street, the latter having original sunburst pattern wrought iron gate, and 17 Sredna Street), as well as low stone fences at 13 and 44 Gwelo Street.
- Garden settings.
- Consistent front and side setbacks, with side drives, and concrete crossovers, some original concrete drive strips.
- While the majority of the houses in the precinct are weatherboard, there are some face brick houses at 12 Fontein Street, and 19 and 24 Gwelo Street, and 5 and 7 Sredna Street which are also contributory.

Post-war shopfronts (1947)

- The single storey, masonry group of five shopfronts, with stepped parapets and cantilever verandahs.
- The central parapet with the words in "1947 Hansen for Houses" in bas-relief.

How is it significant?
The Tottenham Post-war Industrial Area Housing Precinct is of local historical, architectural (representative) and associative significance to the City of Maribyrnong.

Why is it significant?
The Tottenham Post-war Industrial Area Housing Precinct illustrates the relocation of industrial sites away from the Maribyrnong River, with a number of large factories and wool stores relocating to the West Footscray area around the Second World War. The precinct illustrates how the Post-war housing boom and influx of migrants, together with the availability of cheap land in the area, and proximity to employment, resulted in this residential development. The area retains its setting, surrounded by large industrial complexes and in close proximity to Tottenham Railway Station. The Post-war housing of the precinct reflects the restrictions imposed by shortages of materials, and the general austerity of the post-war era. The group of shopfronts in Sunshine Road also illustrates the planning and development of urban settlements in West Footscray, where rows of shops were often built by housing estate developers. (Criterion A)

The Tottenham Post-war Industrial Area Housing Precinct is representative of the modest housing which proliferated in the austerity period during and immediately following the Second World War, in the industrial western suburbs of Melbourne. The houses are generally simple, economic, unpretentious yet well-proportioned, designed within the restrictions imposed by Post-war shortages and housing size limits. The houses are generally in good condition, and show relatively minor changes, retaining the essential characteristics of the housing of this period. (Criterion D)

The Tottenham Post-war Industrial Area Housing Precinct has a special association with the well-known builder, and local councillor Anders M Hansen, who built many of the houses in the precinct. The street named "Sredna"- Anders spelt backwards, is similar to the use of Nesnah- (Hansen backwards) in the earlier Hansen Inter-war Residential precinct. The group of five Post-war shopfronts in Sunshine Road, with the bas-relief inscription "1947 Hansen for Houses" on the central shop, provides tangible evidence of his close association with the development of the precinct. (Criterion H)

Description:

Eastern side
The precinct includes properties in Fontein Street, with the northern boundary of the precinct being the north side of the lane behind the properties on the north side of Fontein Street, the southern boundary being the south side of the lane behind the properties on the south side of Gwelo Street, and the south side of the lane at the south end of Sredna Street, the western boundary being the western side of the nature strip in front of the of properties on the eastern side of Dempster Street, and the eastern boundary being the western side of Cala Street. The streets are laid out in a rectangular grid pattern.

Western side
The precinct includes the properties on both sides of Sredna Street, with the northern boundary being the northern side of the properties at 2 and 3 Sredna Street, the southern boundary being the south side of the lane adjacent to 39 and 40

Sredna Street, the western boundary being the rear property boundary of the houses on the western side of Sredna Street, and the eastern boundary being the rear of the properties on the eastern side of Sredna Street.

30 Sredna St, West Footscray. Showing typical features of the Post War austere style in this precinct- hipped concrete-tiled roof, weatherboard, modest porch cut out under main roof, timber framed windows with horizontal glazing bars to upper sashes, tall brick chimney, concrete drive strips leading to rear garage. Source, M. Kenna 2020

The precinct is surrounded on three sides by large factories, with the Goldsborough Mort and Australian Estates Wool Stores to the east, Olex cables to the west and the former British Australian Carpet Manufacturing Co Pty Ltd (now Pacific Carpets) to the south which are clearly visible from within the precinct. The current zoning of the precinct is residential, but the zoning of the three adjacent areas is industrial. To the north immediately the other side of Sunshine Road is Tottenham Railway Station.

There are few exceptions in the precinct except houses in Dempster Street which may have been constructed in the later Inter-war period from 1938, and one Federation house at 46 Gwelo Street, the properties in this precinct are from the Post-war period (c1940-1960) with the primary character or style of the houses described as “Post-war austere bungalow”. Most have or had cement tile roofs, (primarily hipped roofs, although there are a few with gabled roofs) and weatherboard walls and external brick chimneys. Windows are generally timber framed, although many have been unsympathetically replaced in aluminium. The most common form of original timber windows in Fontein, Gwelo and Sredna Streets generally consists of a central fixed pane, with double hung windows either side, with the top sections divided into 3 with horizontal glazing bars. Original timber framed windows in Dempster Street are more varied. There are not a lot of large trees, and gardens typically have a grassed area, shrubs, and usually concrete paths or drive strips. Some original chainmesh/pipe rail front fences remain.

A later dichromatic brick house at 24 Gwelo Street , c.1972, which has a matching low brick fence with decorative wrought iron top, is considered contributory as it has a similar hipped, tiled roof, siting, setback and is located on a prominent corner.

Two houses at 39 and 41 Fontein Street appear to have been extensively altered, with 39 Fontein having additions to the front and 41 having an altered roof pitch and windows. Windows and other elements may have been recycled from an earlier dwelling. The austere style of the houses has perhaps led to a greater degree of alteration, in particular, the introduction of heritage features and other decorative elements, eg. Lacework added to the front porch at 13 and 31 Sredna Street, and bullnosed front verandah added to 10 Sredna Street.

13 Dempster St, West Footscray. The houses in Dempster Street were completed before those in Fontein, Gwelo and Sredna Sts and have features more typical of the later Inter-war period-decorative piers supporting the verandah roof have niches and tapered tops. Timber framed windows have decorative leadlight to upper sashes. Source, M. Kenna, 2020

Dempster Street was completed first, and the houses in this street are more characteristic of the Inter-war period, with generally more decorative features and showing more variety in the styles and type of decorative features. There are some houses in Dempster Street which have a "Conite" front (render applied to a metal mesh attached to a timber frame) and weatherboard sides, and several have quite elaborate Spanish Mission influenced entry porches. The rendered facades give the appearance of a solid brick house, but the side view with weatherboard cladding shows the rendered façade is only thin. Most of the houses retain their original chimneys and only a very small percentage have had dominating second storey or other large additions. In Fontein and Gwelo and Sredna Streets, the houses generally reflect Post-war austerity conditions, and are plainer.

The houses on the west side of Dempster Street have not been included in the precinct. While they are of the same period and style, this side of the street is covered by a Public Acquisition Overlay for road widening. The houses were assessed but were not included in the list of places recommended for the heritage overlay.

The group of five shops at 169-177 Sunshine Road, built in 1947, are flanked at either end with a brick wall, the top of which is stepped down towards the rear. The side walls have been painted. The central shop features a higher stepped symmetrical parapet, with the bas-relief "1947 Hansen for Houses. A Public Acquisition overlay has been mapped over part of the corner shop and the next closest one at the Dempster Street corner. These have been assessed and are included in the list of recommended places for a heritage overlay.

The rectangular grid layout has generous sized allotments of a similar size, except where there have been recent subdivisions, to create a new block behind the existing house. The allotments on the western side in Sredna Street and the eastern side of Dempster Street are approximately 50 feet wide and 110 feet long, and on the eastern side, 40 feet wide and 125 feet long.

There are lanes of bitumen/gravel finish which run parallel to Fontein and Gwelo Streets, one to the north of Fontein Street behind the houses on the north side of the road, one between Fontein and Gwelo Streets, and one to the south of the houses on the south side of Gwelo Street. On the western end of the precinct, there are lanes at the northern end, behind the shops fronting Sunshine Road, and one on the southern boundary of the precinct. The pattern of lanes reflect the dates of the original two subdivisions, with the earlier subdivision on the east (1911) having lanes at the rear of allotments, and the later subdivision on the west (1928) having no lanes at the rear of the allotments. This is probably because of the earlier subdivision occurring prior to the availability of sewerage connection in the area, and the need to allow for disposal of "night soil".

J A McDonald Reserve, Source, M. Kenna 2020

John or J A McDonald reserve is a corner park occupying 3 standard sized house allotments at 42-46 Fontein Street, on the corner of Fontein and Aliwal Streets. It is one of only two public open spaces in the proposed precinct. It is open and grassed with plantings of young eucalypts, some groups of low shrubs, and a childrens playground. Dempster Street Reserve is a small grassed reserve at the southern end of Dempster Street.

9 Dempster Street, West Footscray. One of a small number of houses in Dempster Street with 'Conite' façade. This example also has Spanish Mission influenced details such as barley sugar columns and arched openings to the porch. Source, M. Kenna 2020

38 Sredna Street, West Footscray. Another typical example of the Post-war austere style- hipped roof of concrete tiles, weatherboard walls, timber framed windows with horizontal glazing bars, small porch with hipped roof, column supporting porch roof has modest decorative element. Source, M. Kenna 2020

25 Gwelo Street, West Footscray showing original chainmesh and pipe rail fence with sunburst gates Source, M. Kenna 2020

The group of five shops at 169-177 Sunshine Road, showing the side parapet stepped down towards the rear. Source, M. McDougall, 2020.

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The central shop at 173 Sunshine Road, showing the bas-relief "1947 Hansen for Houses", one of five single storey brick shops between Dempster and Aliwal Streets built by Hansen to service the main residential development. Source, M. McDougall, 2020.

History:

The area now known as the City of Maribyrnong was a significant meeting place for the Wurundjeri Woi Wurrung and the Bunurong peoples and clans of the Kulin Nation. Where the Maribyrnong and Yarra rivers join was an especially important place as it symbolised the joining of groups who would travel along the rivers. Maribyrnong is an anglicised version of the Aboriginal expression 'Mirring-gnay-bir-nong' which translates as 'I can hear a ringtail possum'. European settlement along the Maribyrnong river in the 1830s had a massive impact on Aboriginal people – decimating communities, displacing families and disrupting lives. And yet in spite of this, Aboriginal culture has remained a dynamic force in contemporary society and the Maribyrnong community. [City of Maribyrnong website 2020]

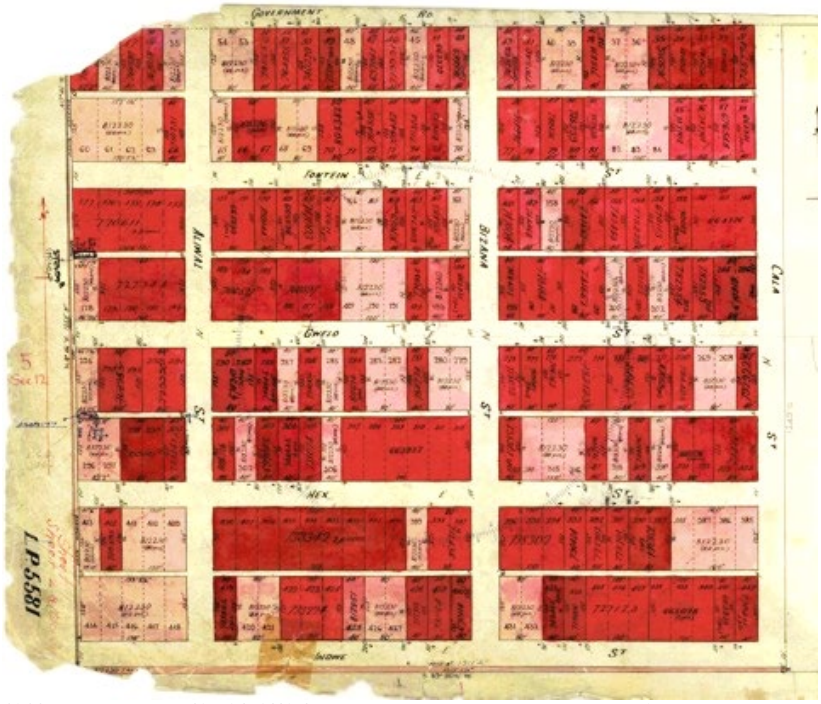
The first occupation by Europeans of Kulin Nation lands along the Maribyrnong occurred in 1839 with the establishment of a punt over what was then called the Saltwater River. When the township of Footscray was surveyed there was already a number of slaughterhouses, a hotel and a few scattered residents living beside the river. The first lands of the Kulin Nation to be sold to Europeans was 230 acres north of Ballarat Road extending to the river. In 1848 Footscray Village Reserve was named and surveyed south of Ballarat Road, near to the site of the already extant Punt Inn, belonging to Michael Lynch. [Lack, 1991, p.38-42]

Development and subdivision

The development of the precinct was slow, with the initial subdivisions occurring many years before houses started to be built. The precinct comprises 2 Crown Allotments- Crown Allotment 6 on the eastern part, in Section 13 (CA6), Parish of Cut Paw Paw and Crown Allotment 5 Section 12 (CA5), on the western part. On the east side of the precinct, Crown Allotment 6 Section 13 Parish of Cut Paw Paw, 75 acres, was purchased from the Crown by F. Clarke (at an unknown date). The Land Mortgage Bank of Victoria then purchased CA 6 in 1892 [CT 2453/497].

Plan showing Crown Allotment 6, Section 13, first purchased by F. Clarke at an unknown date and subsequently subdivided in 1911. This is the eastern part of the West Footscray (formerly Tottenham) Post-war industrial area housing precinct. Source, State Library of Victoria

It was then purchased by Suburban Estates Proprietary Limited CA 6 in 1910. They sold the eastern half to implement Manufacturer Nicholson & Marrow and subdivided the western half into 232 house lots, which they sold from 1911 to 1916. By 1912 the *Herald* reported that this was a successful speculation. The sale of the factory block next door had accelerated sale of the house lots to "small speculators and intending cottage builders" [CT 2453/497; *Herald*, 14 September 1911:3; 3 April 1912:3].



1911 subdivision plan (CT 2453/497). This subdivision on the eastern side of the precinct has lanes at the rear of allotments to allow for night soil removal. However, the houses were not built here until after World War II, when sewers had been introduced. Source, Public Record Office of Victoria

Plan showing Crown Allotment 5, Section 12., showing the land first owned by W.Williamson on the western side of the precinct, subsequently subdivided in 1928. This is the western part of the West Footscray (formerly Tottenham) Post-war industrial area housing precinct. Source, State Library of Victoria

On the western side of the precinct, there was an auction in 1880 of the estate of W. Williamson 76 acres CA 5 Section 12 (*Age*, 25 September 1880:2). In 1884 Ann McIntosh of Braybrook purchased the eastern end of Crown Allotment 5,

15 acres 13 perches. James Northcott of Port Melbourne purchased in 1897. Caroline Northcote became the Executrix in 1911 after James Northcote's death, and became the proprietor in 1928. Ellen Louise Man became the owner in 1928. The property was then subdivided into 100 house lots [CT 1668/456].

1928 subdivision plan (CT 1668/456). Note that this later subdivision doesn't allow for lanes behind the allotments, as there was no longer a need for night soil removal. Source, Public Record Office Victoria

A handful of lots were sold by 1930, then none until Hansen Investments Pty Ltd began purchasing in 1938 [CT 1668/456]. Apart from some minor subdivisions of individual allotments, the layout and blocks are generally as subdivided in 1911 on the eastern side, and 1928 on the western side.

By the late 1930s the Council was auctioning off vacant blocks in the estate for non-payment of rates Local builder and Footscray City councillor Anders M. Hansen was known for making good use of non-payment-of-rates auctions to buy up

house lots. He did this in both CA 5 Sec 12 and CA 6 Section 13, as well as purchasing any other available lots in the two areas. (Age, 1 October 1940:10) In CA6 Sec 13 lot 167 and 173-77 were purchased by George Russo from the subdivisional sales initiated in 1911. The six lots were sold in 1928, before A.M. & A Hansen purchased the majority of these lots in 1940 and 1941 [CT 2453/497; 3869/714]

'Hansen for Houses'

Hansen's Timber Yard in Robbs Road, May 1930. His office was then in Nicholson Street, Footscray, but would soon transfer to a prominent new brick building on the corner of Robbs and Geelong Roads, a few doors from the Californian bungalow he had built as his new residence. Source: Footscray Historical Society

Anders M. Hansen was a builder who had established himself in West Footscray by c1913. In 1923 Hansen established a timber mill to augment his construction company, locating it on two acres of land in Robbs Road, where he was perfectly positioned to expand Footscray westward with new estates. As the building boom accelerated, his teams were producing one relatively inexpensive but soundly-built, five-room weatherboard bungalow every 39 hours, and inspired by the labour-saving, streamlined methods of America's Henry Ford, all timber components were standardised and pre-cut and then assembled before they left the mill [*Footscray Mail*, 27 March 1926].

In 1939 he was offering houses for deposits of from £75 and easy weekly repayments (*Herald*, 25 March 1939:38). By 1940 he had already built over 1000 houses in Footscray (*Age*, 1 October 1940:10). He lived in Robb Street Kingsville and had an office on the corner of Robb St and Geelong Road.

Interior of Hansen's Robbs Road timber mill in 1923. Source: Footscray Historical Society

Hansen's fleet of delivery trucks at the Robbs Road timber yard. Source: Footscray Historical Society

Hansen targeted 'handy' land for his projects in the west, developing subdivisions close to main roads and public transport as demonstrated by his Geelong Road, Barkly Street, and Tottenham Inter-war estates as well as by his experimental concrete houses in Braid Street built around the corner from his mill in 1941 [*Footscray Advertiser*, 24 May 1941, p2].

Hansen's period of service on the Footscray Council coincided with the city's remarkable progress during the inter-war years. It was a unique period marked not only by prosperity and expansion but also by social reforms advanced by the council in relation to housing standards, environmental planning, road improvement, tree planting, and public land for recreation. Hansen was proud of his own advances in this area, and wrote that every family 'has a perfect right to a better standard of living … To take advantage of the social services now offering' [*Mail*, 24 December 1938, p19]. His residential land frontages of 41 feet, which improved on the minimum requirement of 33 feet, and the playground in the Hansen Estate, West Footscray are examples of the reforms that were shaping Footscray's inter-war subdivisions.

In this precinct, there is a group of five single storey shops at 169-177 Sunshine Road, West Footscray, built by Hansen to serve the new housing estate being developed. The 1950 Sands and McDougall directory show the five shops being occupied by a hairdresser, a grocer, a chemist, a butcher and a fruiterer, providing essential services for the new residents. The central shop has a parapet bearing the bas-relief inscription "1947 Hansen for Houses". The shops are referred to in the 2000 Environmental History City of Maribyrnong:

> Tottenham also had its small cluster of local shops in Sunshine Road, between Aliwhal and Dempster Streets by 1950. Often such rows of shops were built by housing estate developers as an adjunct to the residential estates they developed. [Butler, 2000 Vol.2. p36]

Dempster Street was the first street developed, with 39 houses listed in the 1942 Sands and McDougall Directory, while there were only two houses listed in Fontein Street, with two houses also being built, and just one house in Gwelo Street. The 1945 aerial photograph below confirms this, with the area largely undeveloped/semi-rural and Dempster Street clearly developed on the left, running north/south. Just west of the precinct along Sunshine Road, a 1940s map of the Shire of Braybrook shows White City Coursing Club (greyhound racing) with the area south of this, next to Stony Creek, being the location of the Melbourne Gun Club.

An aerial photograph of the precinct in 1945, showing the completed houses in Dempster Street on the left, with the rest of the precinct being largely undeveloped. Source, Victoria, Dept of Crown Lands and Survey, University of Melbourne Map Collection, Melbourne 1945

The MMBW declared a sewerage area for the estate in 1948 (*Age*, 29 April 1948:5). (Dempster St was then named Ashley St as an extension of the street still extant to the north in Maidstone.) MMBW detail plans 3696, prepared in 1946, show Ashley/Patrick /Dempster Street filled with houses of the same plan, presumably built by Hansen. A few characteristic Hansen houses are located in the CA6 Sec 13 area, along with a few houses not conforming to the Hansen pattern.

In 1950 the *Sands and McDougall Directory* lists Gwelo Street as having 10 residents, Fontein Street 10 residents and 2 houses being built. The area where John or J A McDonald Reserve is located was acquired by the Mayor and Councillors and citizens of Footscray in October 1949. (CT 7163/583). It was first listed as a Children's Playground in the 1965 Sands and McDougall's Directory. It later became (until 2012) the site of the Council's Depot and Plant Nursery. (Facebook post, City of Maribyrnong 11 Nov 2018). There had been a house on part of the site at No. 42, constructed between 1946 and 1950. (MMBW detail Plan No. 3696 1946, Sands and McDougall's Directory of Victoria 1950). The responsibility for providing open spaces for suburban recreation was generally accepted to be the role of local government and increasingly during the 1920s, Footscray Council endeavoured to fulfil this obligation. It was made all the more aware of this duty in 1925 after letters came from the Australian Natives' Association urging it 'to obtain further recreation reserves and playgrounds in the municipality' [*Argus* 12 February 1925, p15]. One way of doing this

was to pressure developers to set aside portions of land for recreation purposes, despite councils at the time having no powers of enforcement.

> In the matter of open space, Council served the public interest less well, although one must concede they had no formal power to compel private developers to set aside land for parks and reserves. Footscray Council bluffed Sir William Angliss by refusing in September 1925 to seal two plans of subdivision, Council informing his solicitor that it is the policy of the Council to require that provision be made for a reserve for public purposes in subdivisions of extensive areas…Elsewhere in Footscray the subdivisions were too small to yield much in the way of park or reserve. [Lack, 1991, p249]

Hansen had allowed for a children's playground in his earlier development in the late 1920s, which was situated on a large triangular piece of land fronting Geelong Road. The children's playground, about half an acre in area, was hidden behind Hansen and Nesnah Streets and accessed via a pedestrian path. Hansen doesn't seem to have allowed for a similar park in this precinct, and it appears to have been left to Council to purchase the site where the J A McDonald Reserve is located. The small reserve at the south end of Dempster Street was also acquired by "the Mayor, Councillors and citizens of the City of Sunshine" in 1951. [CT 7661/087,7163/583 Landata]

Street Names

Like the (proposed) Hansen Interwar Residential Precinct, where two new streets were created, one named Hansen Street, and one Nesnah Street, ('Hansen' spelt backwards), it is likely that. Sredna Street, is 'Anders' spelt backwards. It is likely that the names Gwelo and Fontein are associated with the Boer War. Gwelo (now Gweru) is a city in central Zimbabwe (formerly Rhodesia), and base of the detached Company B of the Rhodesia Regiment which served on the side of the UK in the Second World War. Fontein (from the Dutch meaning fountain) is a suffix used in numerous Boer War battles eg The siege of Koffee Fontein, The battle of Driefontein.

The first stage of the Melbourne- Bendigo Railway line, from Melbourne to Sunbury, opened on 13 January 1859. By 1895, Tottenham Station was featured on a map or the parish. "Early developers of land at Maidstone and Footscray used the availability of railway lines as part of their sales campaigns." [Butler, 2000 p.14]
It is likely that the proximity of Tottenham Railway Station was attractive both to industry, but also to workers who were looking for housing with good access to public transport. Tottenham Railway Station and the proximity to this precinct no doubt added to the attraction of the area.

The Environmental History, City of Maribyrnong describes how the area's identity has been as a centre for industry from the 1840s, when the first industries were established along the banks of the Maribyrnong River.
After the initial nineteenth century development along the banks of the Maribyrnong River, industrial development in the twentieth century began to spread out along the Geelong Road at West Footscray and the Ballarat Road at Footscray and Maidstone.

The 1945 aerial photo above shows the largely undeveloped open land, with a large factory visible on the right hand side. From the 1940s, the open spaces began to fill. The eastern side of the precinct had been bordered by the land sold to implement manufacturer Nicholson and Marrow around 1911, and on the western side, after WWII, the new British Australian Carpet Manufacturers factory was built in Tottenham (later Pacific Carpets).The industrial development was encouraged by Council, with the 1947 booklet produced by the Cities of Footscray and Braybrook *Forging Ahead* outlining their attractions. "Great prominence in the publication was given to the 245 factories in Footscray and 83 in Braybrook". [Butler 2000]

Industry and housing

Footscray had long been a manufacturing locality, and not only did many people work and live in the area, many workers from elsewhere lived in the municipality. In 1884 the *Argus* observed the increase in the commuting element in Footscray's population: 'Not only do the hands employed in Footscray live, as a rule, in the locality, but many workmen employed elsewhere now live in this municipality'. But it nevertheless remained true that the great majority of Footscray's quarry, transport and factory workers live locally. [Lack, 1991, p. 116]

> Accompanying the new industrial areas were sprawling residential developments where houses dotted the fields and services such as roads and sewerage were slow to catch up. Many of these new houses were built for the thousands of European immigrants who came to Australia looking for a new life following the destruction of the

War. Their contribution to the growth of the Western Suburbs is inestimable. The location of the Migrant Hostels in Williamstown, Braybrook, and Maribyrnong, the availability of cheap land for building and the proximity to employment clearly were key factors in the choice (where they had one) of the migrant's new homes. Migration and housing and industrial development in the Post-war period are inexorably linked in the region. [Vines, 1990 p34]

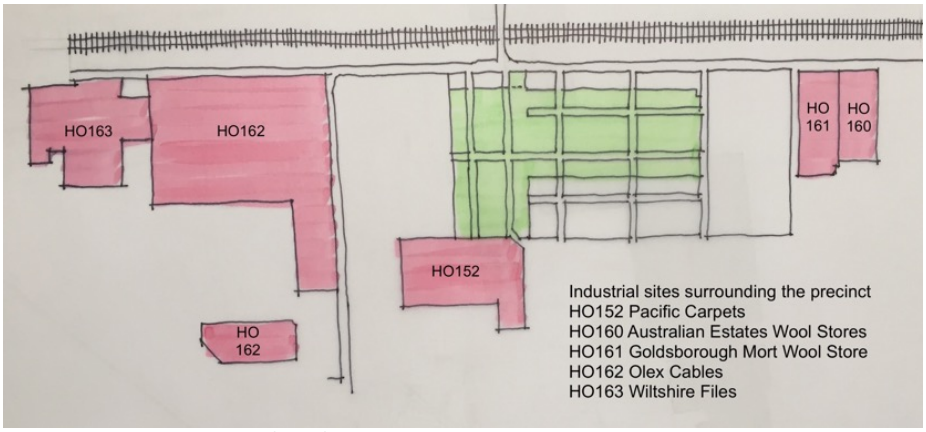


Diagram showing precinct area (green) with surrounding industrial heritage sites with individual heritage overlays (red).

The precinct is surrounded on 3 sides by factories, not immediately adjacent in the east/west directions, but close enough so that they are clearly visible, with the distinctive sawtooth roofs of the woolstores to the east visible from within the precinct. Tottenham Railway Station immediately to the north provided a siding to serve the woolstores to the east. The Australian Estates Wool Store (HO160) was constructed in about 1940, and is the main factory visible in the 1945 aerial photograph (Fig. 14). It is a grand 4 storey brick building with sawtooth roof, and mansard style parapet and its proximity to the Tottenham railyards demonstrates the importance of transport connections.

The Goldsborough Mort Wool Store adjacent (HO161) was constructed from 1940-41- another 4 storey brick building with saw tooth roof, although simpler in design than the Australian Estates wool Stores. (the 1945 aerial photograph shows a smaller building towards the rear of the site- so the large building fronting Sunshine Road was constructed after 1945). Immediately to the south of the precinct is the Pacific Carpet factory. Formerly the British Australian Carpet Manufacturing Co Pty Ltd, the factory was built at the end of the second world war, with manufacturing of carpets commencing in 1947.

To the west of the precinct is Olex Cables (HO162), a large brick and concrete complex. It was established in 1946 as Olympic Cables Pty Ltd, a cable manufacturing division of the Olympic Tyre and Rubber Company with the Tottenham factory opening in 1947. This factory produced cables for the post war expansion of the telecommunication network, as well as cables for power transmission and insulating materials. Further west on the other side of Olex Cables, the Wiltshire File Company (HO163) was initially set up in 1939, manufacturing tradesmen's files. (a small building or collection of buildings appears on the 1945 aerial photograph in this location). By 1951 it was one of City of Sunshine's large factories.
[Butler 2000 Vol.3]

The Post-war housing boom
By 1936, the Depression had eased in Footscray and house building began to rise to pre-depression levels. During the Second World War, Footscray became a hub of industry and industrial employment almost doubled in 1940-41 as the need to export food for the Allied armies and local stockpiles fuelled demand. Local manufacturers expanded their premises in residential areas and the area north of Ballarat Road became a centre for armaments and explosives manufacturing. As the war took hold, many households became extended with relatives moving from the country to work in factories, households with breadwinners serving overseas or boarders. The supply of beds was at a premium and although there was a pressing need for more houses, the Council refused to allow the building of flats. They even enacted a by-law banning flats. The War Workers Housing Trust built ready-made sleep-outs at private homes. Some large homes were converted to residential hostels in Geelong and Ballarat Road. [Lack, 1991, p.319]

Migration is a strong theme in this precinct and many of the houses were probably built or occupied by Post-war migrants.
Prior to the Second World War, immigrants to the Braybrook Shire were generally British, with a number of Maltese arriving from the 1920s. Following the war, there was a greater diversity of cultures in the migration program. Apart from the British and Maltese, there were also Yugoslavs, Poles, and Ukrainians, with southern Europeans arriving in the 1960s and 1970s. A further wave of immigrants, refugees from Vietnam and Cambodia, began arriving in the late 1970s and 1980s. [Butler, 2000]

At the end of the war, in 1947 there were 3000 job vacancies in Footscray and more than 3,000 homes were added between 1947 and 1961. The demand was fed by a surge in post-war marriages and birth rates, full employment and an influx of new migrants. There was a great demand for homes in the range of 1000 to 1500 pounds. Many newly-married couples could not afford a home and so they built a fibro bungalow in their parents' backyard and lived there whilst they saved. A large proportion of Footscray's post-war babies were reared in what by the early 1950s was termed 'Bungalow City. The Council tried to control the Bungalow menace and reduce subdivision for multiple occupation. (The use of the term bungalow refers to a small skillion fibro or weatherboard sleepout of only 2 or 3 rooms, either free standing or attached to an existing house.) [Lack, 1991, p.338]

By the late 1940s, 100s of weatherboard homes were sprouting on the plains at Kingsville and upon the scattering of vacant blocks in West Footscray and Yarraville. A good proportion of these homes were built by owner builders, who read manuals, and were provided with plans and advice from diverse sources from the Age, the Herald Sun to the Women's Weekly, to the Small Homes Service. [Lack, 1991, p.339] Another common source of housing in Footscray was the State Savings Bank of Victoria which provided house designs to credit foncier customers from a design book. Many of these are found in the streets of Yarraville, Seddon and West Footscray and date from the later 1920s until the late 1930s. In the later Post-war years, brick double fronted brick veneer with tile roof became a common sight in older subdivisions as earlier buildings were demolished, larger blocks subdivided and empty allotments filled up.

Many of these homes are expressive of a very austere style which reflects Post-war materials shortages and a pressing need to provide cheap, quickly built housing at a time of unprecedented housing shortages.

> The war had swallowed up the few building materials that were produced as soon as they became available. There was no stockpile of materials ready to be released to a hungry civilian market. Only gradually, as demobilized soldiers returned to the factories, the brickyards and the bush, did even basic materials become available to the public. The shortage of framing timber, weatherboards, bricks, tiles, glass, fibrous plaster piping, roof guttering and fittings remained chronic for five years. [Freeland,1968. p.265]

The shortage of terracotta tiles led to the use of cement or concrete roof tiles in a simplified Marseilles pattern, more uniform and accurate in size, fitting better, more waterproof, and in a wide variety of colours. The use of these tiles is very much evident in the precinct. As a result of these shortages, there were also government restrictions on the sizes of houses until 1952, with the area of new houses being limited to 1200 square feet for a timber house and 1250 square feet for a brick house. This resulted in very economic floor plans, with verandahs and spacious porches no longer included. Ceiling heights had been gradually reduced since the turn of the century and were now typically nine feet. [Cuffley,1993. p.73]

Robin Boyd, in Australia's Home, describes the Post World War II Austerity style of architecture as a result of rising costs. He describes the style as houses losing their flippancy. Material shortages and economy ruled every detail. Windows were standard timber or steel; the porch reduced to a small cantilevered hood above the door, plain red bricks, cement tiles, cream-painted trims, glazed-tile porch. There was little pretentiousness or exaggeration. The traditional house shape had reached the end of the road. [Boyd, 1968, p.121]

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Thematic Context:

6.0 Establishing lines and networks of communication and transportation of goods and people (including early hotels)

6.3 Railways

7 An Industrial Centre

7.3 Pushing outwards: 1930s-1960s

9.0 Planning and developing urban centres

9.5 Twentieth century residential development

9.8.2 Early shops at Braybrook and Maidstone and Maribyrnong

10 Migration

12

Cultur

al Development

12.2 Recreation

12.2.1 Reserves and Parks

Comparative precincts:
This precinct is best compared to existing heritage precincts within the City of Maribyrnong which have houses of a similar age and style.

Angliss Housing Estate Heritage Area, Yarraville (HO1)
This precinct contains houses of the Inter-war period, and a number of the houses in Dempster Street are of a similar style, with some possibly built by the same builder. The Angliss Housing Estate generally has consistently smaller blocks, with narrow side drives, and it does not have the industrial setting of the proposed Tottenham Post-war Industrial Area Housing Precinct. The majority of the housing in the latter is built after WWII and reflects post-war austerity measures in the relative simplicity of the designs, and few decorative features.

Footscray Residential Heritage area (HO4)
This area is characterised by narrow allotments, no side drives or off street parking, with consistent front setbacks to the Federation and Victorian era houses. Most houses have front verandahs, and a number have cast iron lacework decoration. They are generally timber with corrugated iron roofs. The Tottenham Post-war Industrial Area Housing precinct has much larger allotments and larger front setbacks, with the housing being much later and generally reflecting the post-war austerity measures.

Munitions Worker's Housing Heritage Area, Braybrook (HO5)
This area has houses of a similar age, 1942, but as a planned estate, it has a very different appearance, with curved streets, cul de sacs, concrete roads and a very uniform/consistent house design and materials. The allotments are generous in size, and the whole area has more of a garden city/Canberra feel. The Tottenham Post-war Industrial Area Housing Precinct is set out in a rectangular grid, and there is much greater variation in the housing, with the vast majority being timber with concrete tiled roofs with brick chimneys. The industrial setting is also a notable difference.

Queensville Estate Heritage Area (HO8)
This area is characterised by small allotments and the resultant closely spaced bungalows, with no off street parking, and rear lanes. The allotments are much more generous in the Tottenham Post-war Industrial Area Housing Precinct, with side drives and much larger front setbacks. Some of the housing would be similar in design to that in Dempster Street. The predominant post-war austere housing style in Fontein, Gwelo and Sredna Streets is not represented in the Queensville Estate. The industrial setting is also notable difference.

Upper Footscray Residential Heritage Area (HO11)
This area has a larger variation of lot size, but, like HO4, no side drives or off street parking. In addition to the Federation and Victorian era houses, there are also a number of Interwar houses. They are generally timber with corrugated iron roofs. The Tottenham Post-war Industrial Area Housing precinct has much larger allotments and larger front setbacks, with the housing being much later and generally reflecting the post-war austerity measures.

Other comparisons can be made with proposed new precincts which are part of this study.

Hansen Inter-war Residential Precinct (Proposed)
The Hansen Inter-war Precinct was built as the Hansen Estate and comprises variations of modest, free-standing weatherboard bungalow houses in garden settings on regular size allotments, and a children's playground. The estate was created as a private subdivision by local builder and timber mill owner A.M. (Anders) Hansen at the peak of West Footscray's inter-war housing boom and its features visibly express the optimism and prosperity of this era. Like this precinct, the Hansen Interwar Residential Precinct contains many houses built by Hansen in the 1920s and 1930s. The houses are similarly weatherboard with mainly tiled roofs, and have similar sized blocks and setbacks. The Tottenham

Post-war Industrial Area Housing Precinct represents a later period of Hansen's house building activity. The houses are generally plainer, and more austere. The industrial setting is also a notable difference.

Naismith and McCubbin Streets Inter-war Housing Precinct(Proposed)
The bungalows of this precinct are located in the upper east of West Footscray and were constructed during the suburb's inter-war housing boom. Nearly all are of weatherboard construction and are free-standing on regular size allotments in garden settings with side driveways. Those of Naismith Street were built the late 1920s, while the McCubbin Street houses date from the second half of the 1930s. The Inter-war houses in Naismith Street are earlier, of more generous proportions and more elaborate than the houses in this precinct. They have corrugated iron roofs, rather than tiled. The houses in McCubbin Street are more comparable with those in this precinct, being of a similar period to those in Dempster Street.

Bottomley's Paddock Inter-war and Post-war Residential Precinct (Proposed)
This large precinct includes a number of streets north of Barkly Street west. It has a high proportion of modest weatherboard inter-war bungalow houses in various styles interspersed with numerous comparatively unadorned austere houses derived from the bungalow form and commonly built during WWII and the immediate post-war years. There are smaller examples of double and multi-fronted brick veneer houses, which represent the continued transition of the bungalow form in the post-war years. An intact corner shop with attached inter-war house is unique to this precinct. Streetscape settings, including block sizes, setbacks and street widths with nature strips, are similar to those in this precinct, but there is a greater consistency of design and materials in the Post-war austere houses, and only a small proportion are of brick.

Recommendations:
Recommended for inclusion in the Heritage Overlay as a new precinct with its own HO to the extent of the whole precinct as defined by the accompanying mapping.

Extent of curtilage:
The whole of the precinct

Significant features:
Uniform allotment sizes and front setbacks; Wide grassed nature strips with concrete footpaths, kerbs and crossovers; Lanes paved with concrete, asphalt and gravel or a combination; View to the surrounding industrial sites-factories and wool stores

Schedule:

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences and Outbuildings	No
Prohibited uses	No
Aboriginal Heritage Place	No

Table: Contributory and non-contributory places

Number	Street	Suburb	Significance
1	Fontein St	West Footscray	Contributory
2	Fontein St	West Footscray	Contributory
3	Fontein St	West Footscray	Contributory
4	Fontein St	West Footscray	Contributory
5	Fontein St	West Footscray	Contributory
6	Fontein St	West Footscray	Contributory

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Number	Street	Suburb	Significance
7	Fontein St	West Footscray	Contributory
8	Fontein St	West Footscray	Contributory
9	Fontein St	West Footscray	Contributory
10a	Fontein St	West Footscray	Non-contributory
10b	Fontein St	West Footscray	Non- contributory
11	Fontein St	West Footscray	Contributory
12	Fontein St	West Footscray	Contributory
13	Fontein St	West Footscray	Contributory
14	Fontein St	West Footscray	Contributory
15	Fontein St	West Footscray	Contributory
16	Fontein St	West Footscray	Contributory
17	Fontein St	West Footscray	Contributory
18	Fontein St	West Footscray	Contributory
19	Fontein St	West Footscray	Contributory
20	Fontein St	West Footscray	Contributory
21	Fontein St	West Footscray	Contributory
22	Fontein St	West Footscray	Non-contributory
23	Fontein St	West Footscray	Non- contributory
25	Fontein St	West Footscray	Contributory
26	Fontein St	West Footscray	Contributory
27	Fontein St	West Footscray	Contributory
28	Fontein St	West Footscray	Contributory
29	Fontein St	West Footscray	Contributory
1/30	Fontein St	West Footscray	Contributory
2/30	Fontein St	West Footscray	Non- contributory
31	Fontein St	West Footscray	Contributory
32	Fontein St	West Footscray	Contributory
33	Fontein St	West Footscray	Contributory
34	Fontein St	West Footscray	Contributory
35	Fontein St	West Footscray	Contributory
36	Fontein St	West Footscray	Contributory
37	Fontein St	West Footscray	Contributory
38	Fontein St	West Footscray	Contributory
39	Fontein St	West Footscray	Contributory
40	Fontein St	West Footscray	Contributory
41	Fontein St	West Footscray	Contributory
42-46	Fontein St	West Footscray	Contributory
43	Fontein St	West Footscray	Contributory
45	Fontein St	West Footscray	Contributory
47	Fontein St	West Footscray	Contributory
49	Fontein St	West Footscray	Contributory
51	Fontein St	West Footscray	Contributory
53	Fontein St	West Footscray	Contributory
55	Fontein St	West Footscray	Contributory
57	Fontein St	West Footscray	Contributory
59	Fontein St	West Footscray	Non- contributory
1	Gwelo St	West Footscray	Contributory
2	Gwelo St	West Footscray	Contributory
3	Gwelo St	West Footscray	Contributory
4	Gwelo St	West Footscray	Contributory
5	Gwelo St	West Footscray	Contributory
6	Gwelo St	West Footscray	Contributory
7	Gwelo St	West Footscray	Contributory

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Number	Street	Suburb	Significance
8	Gwelo St	West Footscray	Non-Contributory
9	Gwelo St	West Footscray	Non-Contributory
10	Gwelo St	West Footscray	Contributory
11	Gwelo St	West Footscray	Contributory
12	Gwelo St	West Footscray	Contributory
12a	Gwelo St	West Footscray	Non- contributory
13	Gwelo St	West Footscray	Contributory
14	Gwelo St	West Footscray	Contributory
15	Gwelo St	West Footscray	Contributory
16	Gwelo St	West Footscray	Contributory
17	Gwelo St	West Footscray	Contributory
18	Gwelo St	West Footscray	Non-contributory
19	Gwelo St	West Footscray	Contributory
20	Gwelo St	West Footscray	Contributory
21	Gwelo St	West Footscray	Contributory
22	Gwelo St	West Footscray	Contributory
23	Gwelo St	West Footscray	Contributory
24	Gwelo St	West Footscray	Contributory
25	Gwelo St	West Footscray	Contributory
26	Gwelo St	West Footscray	Contributory
27	Gwelo St	West Footscray	Contributory
28	Gwelo St	West Footscray	Contributory
29	Gwelo St	West Footscray	Contributory
30	Gwelo St	West Footscray	Contributory
31	Gwelo St	West Footscray	Contributory
32	Gwelo St	West Footscray	Contributory
33	Gwelo St	West Footscray	Contributory
34	Gwelo St	West Footscray	Contributory
35	Gwelo St	West Footscray	Contributory
36	Gwelo St	West Footscray	Contributory
37	Gwelo St	West Footscray	Contributory
38	Gwelo St	West Footscray	Contributory
39	Gwelo St	West Footscray	Contributory
40	Gwelo St	West Footscray	Contributory
41	Gwelo St	West Footscray	Contributory
42	Gwelo St	West Footscray	Contributory
43	Gwelo St	West Footscray	Contributory
44	Gwelo St	West Footscray	Contributory
45	Gwelo St	West Footscray	Contributory
46	Gwelo St	West Footscray	Contributory
47	Gwelo St	West Footscray	Contributory
48	Gwelo St	West Footscray	Contributory
49	Gwelo St	West Footscray	Contributory
50	Gwelo St	West Footscray	Contributory
51	Gwelo St	West Footscray	Contributory
52	Gwelo St	West Footscray	Contributory
53	Gwelo St	West Footscray	Contributory
54	Gwelo St	West Footscray	Contributory
55	Gwelo St	West Footscray	Contributory
56	Gwelo St	West Footscray	Contributory
57	Gwelo St	West Footscray	Contributory
58	Gwelo St	West Footscray	Contributory
59	Gwelo St	West Footscray	Non-contributory

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Number	Street	Suburb	Significance
65	Gwelo St	West Footscray	Non-contributory
1	Dempster St	West Footscray	Contributory
3	Dempster St	West Footscray	Non-contributory
5	Dempster St	West Footscray	Contributory
7	Dempster St	West Footscray	Contributory
9	Dempster St	West Footscray	Contributory
11	Dempster St	West Footscray	Contributory
13	Dempster St	West Footscray	Contributory
15	Dempster St	West Footscray	Contributory
17	Dempster St	West Footscray	Contributory
19	Dempster St	West Footscray	Contributory
21	Dempster St	West Footscray	Contributory
23	Dempster St	West Footscray	Contributory
25	Dempster St	West Footscray	Contributory
27	Dempster St	West Footscray	Contributory
29	Dempster St	West Footscray	Contributory
31	Dempster St	West Footscray	Contributory
33	Dempster St	West Footscray	Contributory
35	Dempster St	West Footscray	Contributory
37	Dempster St	West Footscray	Contributory
39 (reserve)	Dempster St (reserve)	West Footscray	Contributory
1	Sredna St	West Footscray	Non-contributory
2	Sredna St	West Footscray	Contributory
3	Sredna St	West Footscray	Contributory
1/4	Sredna St	West Footscray	Contributory
2/4	Sredna St	West Footscray	Non-contributory
5	Sredna St	West Footscray	Contributory
6	Sredna St	West Footscray	Contributory
7	Sredna St	West Footscray	Contributory
8	Sredna St	West Footscray	Contributory
9	Sredna St	West Footscray	Contributory
10	Sredna St	West Footscray	Contributory
11	Sredna St	West Footscray	Contributory
12	Sredna St	West Footscray	Contributory
13	Sredna St	West Footscray	Contributory
14	Sredna St	West Footscray	Contributory
15	Sredna St	West Footscray	Contributory
16	Sredna St	West Footscray	Contributory
17	Sredna St	West Footscray	Contributory
18	Sredna St	West Footscray	Contributory
1/19	Sredna St	West Footscray	Non-contributory
2/19	Sredna St	West Footscray	Non-contributory
3/19	Sredna St	West Footscray	Non-contributory
20	Sredna St	West Footscray	Contributory
21	Sredna St	West Footscray	Contributory
22	Sredna St	West Footscray	Contributory
23	Sredna St	West Footscray	Contributory
24	Sredna St	West Footscray	Contributory
25	Sredna St	West Footscray	Non-Contributory
26	Sredna St	West Footscray	Contributory
27	Sredna St	West Footscray	Contributory
28a	Sredna St	West Footscray	Non-contributory

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Number	Street	Suburb	Significance
28b	Sredna St	West Footscray	Non-contributory
29	Sredna St	West Footscray	Contributory
30	Sredna St	West Footscray	Contributory
31	Sredna St	West Footscray	Contributory
32	Sredna St	West Footscray	Contributory
33	Sredna St	West Footscray	Contributory
34	Sredna St	West Footscray	Contributory
35	Sredna St	West Footscray	Contributory
36a	Sredna St	West Footscray	Non-contributory
36b	Sredna St	West Footscray	Non-contributory
1/37	Sredna St	West Footscray	Contributory
2/37	Sredna St	West Footscray	Non-contributory
38	Sredna St	West Footscray	Contributory
39	Sredna St	West Footscray	Contributory
40	Sredna St	West Footscray	Contributory
169	Sunshine Rd	West Footscray	Contributory
171	Sunshine Rd	West Footscray	Contributory
173	Sunshine Rd	West Footscray	Contributory
175	Sunshine Rd	West Footscray	Contributory
177	Sunshine Rd	West Footscray	Contributory
3a	Aliwal St	West Footscray	Non-contributory
3b	Aliwal St	West Footscray	Non-contributory
5	Aliwal St	West Footscray	Non-contributory
7a	Aliwal St	West Footscray	Non-contributory
7b	Aliwal St	West Footscray	Non-contributory
4	Bizana St	West Footscray	Non-contributory
5	Bizana St	West Footscray	Non-contributory
6	Bizana St	West Footscray	Non-contributory
7	Bizana St	West Footscray	Non-contributory
10	Bizana St	West Footscray	Non-contributory
67	Cala St	West Footscray	Non-contributory
71	Cala St	West Footscray	Non-contributory
73	Cala St	West Footscray	Non-contributory

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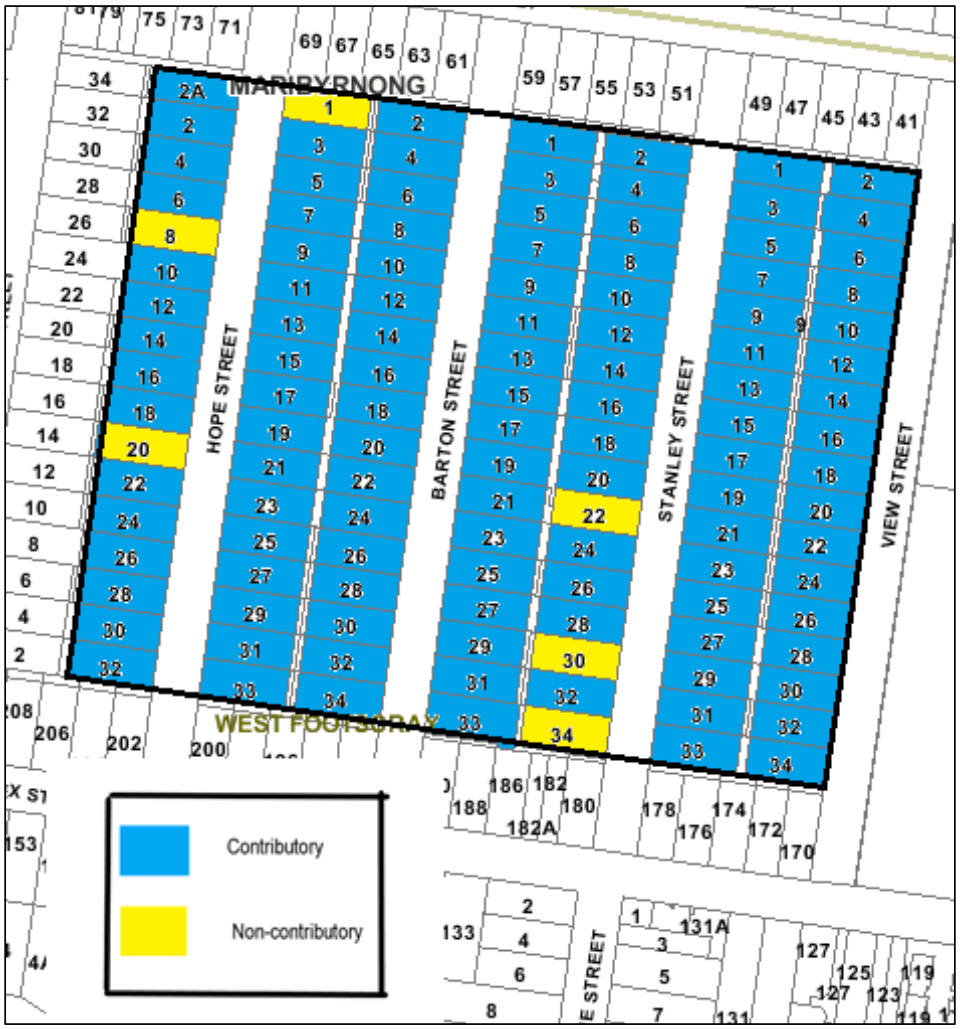
Precinct 8.

Place name:	Bottomley's Paddock Inter-war and Post-war Residential Precinct
Address:	Barton Street, Hope Street, Molesworth Court, Napoleon Street, Palmerston Street, Stanley Street, Tucker Street, View Street, Wellington Street, West Footscray, and Wallace Street, Maidstone
Place Type:	Residential precinct
Level of Significance:	LOCAL
Recommendation:	To be included in the heritage overlay schedule as a single HO precinct with separate parts, to the extent of the mapping shown below

Maps:



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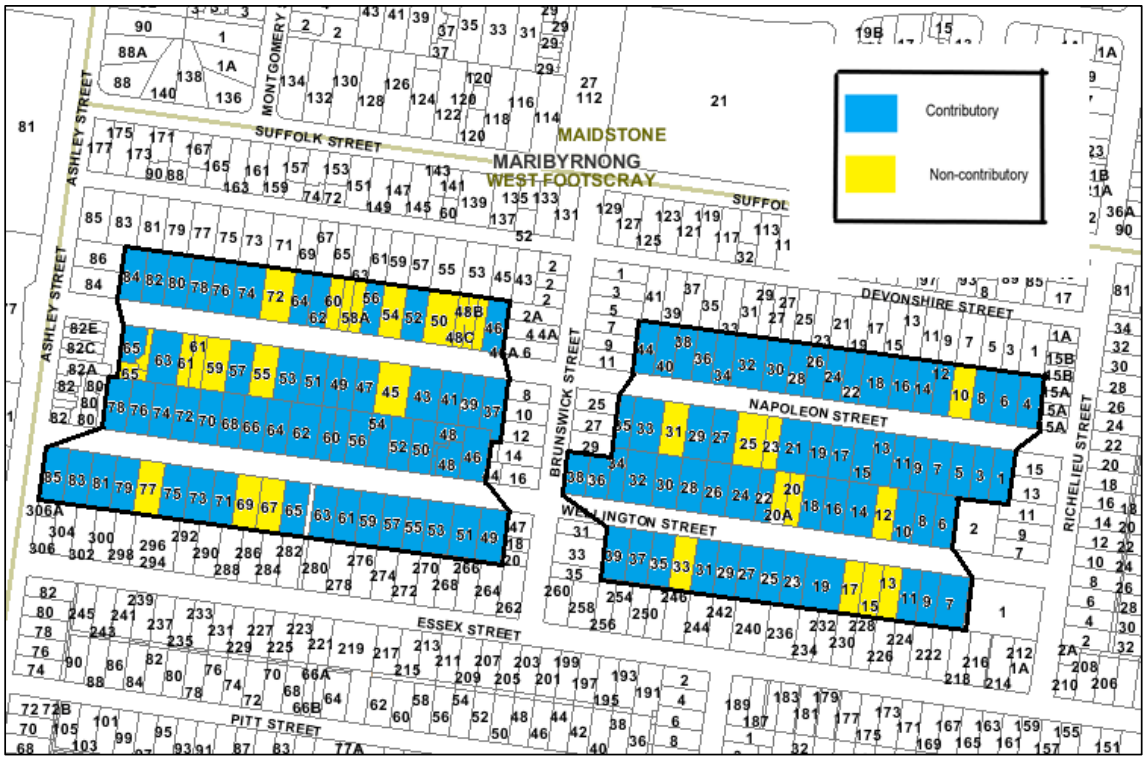

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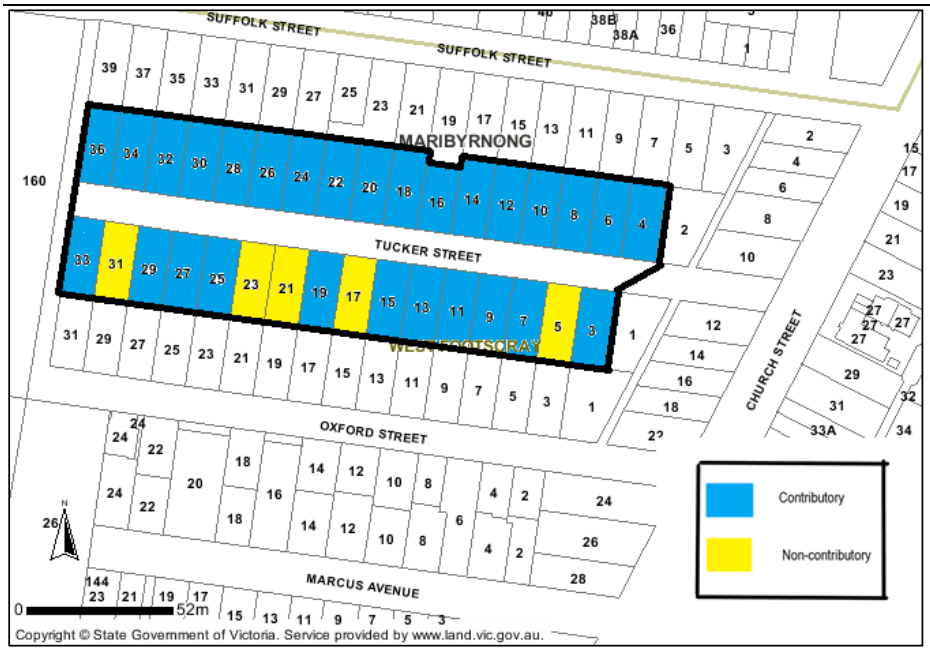

Palmerston Street view from south to north. Source, M. Summerton, 2020

Stanley Street view to the south from 2 Stanley Street and vacant land associated with a former laneway. Source, M. Summerton, 2020

Statement of Significance

What is significant?
Bottomley's Paddock Inter-war and Post-war Residential Precinct has a high proportion of original Inter-war and Post-war dwellings which impart a homogenous suburban character to their streetscapes. The free-standing gabled or hip-roofed weatherboard bungalow with front verandah or porch in a garden setting with side drive represents the precinct's dominant house type. These are interspersed with a smaller number of brick variations of these houses as well as a corner shop-house, all modestly built in the popular styles that typify the bungalow as it evolved through the inter-war and post-war periods. A number of Housing Commission of Victoria houses exist in Wellington Street and these illustrate the post-war housing crisis and the new development of public housing in the area. The following elements contribute to the significance of the precinct:

Inter-war (c.1915-1940)

- Single storey, dominant single or double gable frontage perpendicular to the street and frequently asymmetrical in massing, or hipped roof with gable projecting on one side of the main roof.
- Occasional pyramidal hipped roof form.
- Gables typically decorated with strapping, roughcast render or patterned pressed metal, timber shingles, timber vent sometimes in gable apex.
- Roof clad with corrugated iron, unglazed or glazed terracotta tiles, or sheets of pressed metal simulated tiles, some with textured surface. Exposed rafters extending from eaves.
- Verandah is a feature of the house front, often recessed under the main gable or sloping roof, or under its

own flat roof. Sometimes trimmed with timber fretwork. Supported by timber posts, face brick or rendered piers on half-walls, or cast concrete classical-inspired columns in full length or resting on piers. Geometric brick motifs on rendered half-walls.

- Late 1930s verandahs/porches and facades often include revivalist Spanish Mission, Old English or Classical features - pointed/curved arches, barley twist columns, patterned brickwork and other decorative elements.
- Windows are timber-framed with casement or sash openings, often tripartite in form with curved glazing bar to fixed middle pane, sometimes multi-panes or leadlight in upper lights, occasional front bow or bay window with shingled apron. Some with flat canopy or awning over windows. Occasional small picture window in diamond or square shape on house facade.
- Weatherboard walls, V- notched timber boards occasionally below window level and shingles below projecting bow windows.
- Weatherboard side walls with conite fabric imitating rendered façade (associated with late 1930s).
- Tall, square red brick chimneys are frequent, occasionally in pairs.
- Red brick or rendered walls (less common).
- Fences and gates are typically low in height: Woven wire or steel chain mesh on timber or pipe rails, or timber battens on timber frame. Low brick wall and wrought iron gates (associated with 1930s)
- Dual concrete driveway strips with lawn centre panels leading to a rear garage.
- Garden setting with consistent front and side setbacks.
- Californian bungalow house with stepped parapet shopfront attached on Palmerston street corner with cantilever verandah and central entrance.

Post-war Austere houses (c.1940-c.1950)

- Single storey free-standing, asymmetrical L-shaped plan with hipped roof form. Typically double or triple-fronted. One example with 'waterfall' front with rounded instead of squared corners.
- Small porch in "L" alcove under slope of hipped roof or under separate concrete slab or timber flat hood. Metal pole, timber, wrought iron, or brick pier supports.
- Front doors often face to the side of the house.
- Roofs clad with glazed terracotta tiles, concrete tiles, corrugated iron or sheets of pressed metal simulated tiles, some with textured surface.
- Undecorated weatherboard walls, or dichromatic, variegated cream or clinker brickwork, tapestry brick detailing.
- Prominent chimneys in red or cream brick, some with curved tops.
- Timber framed tripartite sash windows, typically with transoms to emphasise horizontal, functional lines in favour of decorative curves. Some houses incorporate timber framed corner windows.
- Low front fences and driveway gates: Steel chain mesh on timber or pipe rails, timber batten on timber frame, low brick wall incorporating wrought iron trim, wrought iron gates.
- Dual concrete driveway strips with lawn centre panels leading to a rear, single garage, some in same brick as house.
- Garden setting with consistent front and side setbacks.

Housing Commission of Victoria houses (late 1940s - early 1950s)

- Single storey, free-standing, typically asymmetrical with transverse gable parallel to the street, some have small projecting gable to front.
- Unadorned weatherboard walls.
- Pitched roof clad with glazed terracotta tiles.
- Front slope of the roof incorporates a small enclosed porch at the front of the house.
- Timber framed sash windows, with transoms to emphasise horizontality. Timber framed corner windows.
- Prominent red brick chimney is a feature of the front or side elevation.
- Low front wire fence and driveway gates. Simple steel chain mesh or horizontal timber board fence.
- Side driveways.
- Garden setting with a larger setback from the front and side setbacks.

Post-war Brick Veneer (c.1940-c.1965)

- Single storey, in double, triple or quadruple-fronted variations of asymmetrical L-shaped plan.
- Hipped, medium-pitched glazed terracotta roofs.
- Verandahs slightly raised along the house front, sometimes with timber pergola or porch with concrete, curved flat hood. Concrete floor and steps, and occasionally tiled.
- Cream brickwork, or (later) salmon coloured (wire-cut) brickwork. Contrasting manganese brick string courses, window sills, and detailing variously around windows, chimneys, fence tops.
- Prominent chimneys, some with curved 'waterfall' tops or other shaped finishes.
- Large steel-framed, street-facing casement windows, including some as corner windows.
- Decorative wrought ironwork used for fence trims, gates, front veranda/porch railing and supports, and for details such as house numbers or names.
- Low brick front fence in matching brick colour with castellated top or manganese coping and slightly raised piers.
- Concrete driveways, or drives with concrete treads and lawn centre strips. Integrated, brick single-car garage sometimes attached to side of house.
- Consistent front and side set-backs.

Post-war Migrant houses (c.1955-c.1975)

- Hipped, medium-pitched glazed terracotta roofs. Double, triple and quadruple-fronted variations of asymmetrical L-shaped plan.
- Brick fabric with terracotta roof tiles.
- Terrace or veranda, to front featuring paving/tiles.
- Large aluminium-framed windows.
- Classical references.
- Conspicuous use of concrete and/or terrazzo for gardens and patios.
- Prominent front fence in a variety of styles.

How is it significant?
Bottomley's Paddock Inter-war and Post-war Residential Precinct is of local historic, architectural (representative) and aesthetic significance to the City of Maribyrnong.

Why is it significant?
Bottomley's Paddock Inter-war and Post-war Residential Precinct is significant for illustrating two key phases in the development of West Footscray. Street names and street patterns dating from the 1850s and remnants of infrastructure throughout the precinct are historically important for documenting a series of failed speculative subdivisions for early residential estates. The precinct's streets of Inter-war and Post-war houses are significant for marking the important phase in Footscray's history when the suburb was fuelled by waves of industrial expansion, population growth, migration and a subsequent boom in residential construction. (Criterion A)

Bottomley's Paddock Inter-war and Post-war Residential Precinct reflects the popular ideal of the detached small suburban bungalow house in a garden setting and the rise in car ownership which became increasingly achievable in working class Footscray as the district expanded in the twentieth century. The bungalow style houses built by the Housing Commission of Victoria in Wellington Street are significant as they document the beginning of public housing provision in the area. (Criterion A)

Bottomley's Paddock Inter-war and Post-war Residential Precinct is significant for its largely homogenous streetscapes characterised by a variety of predominantly intact Inter-war and Post-war houses, which exhibit a representative range of styles, decorative features, materials and innovations within the clearly identifiable form of the suburban bungalow. The occurrence of several identical designs attests to many sharing the same builder or contractor. (Criterion D)

Bottomley's Paddock Inter-war and Post-war Residential Precinct's scattering of double and triple-fronted brick veneer

houses built or modified by post-war migrants are representative of a visually definitive style which interprets an Australian vernacular architecture. (Criterion D)

Bottomley's Paddock Inter-war and Post-war Residential Precinct is aesthetically distinctive for the visual qualities of its streetscapes of bungalow style houses which is expressed in their setting and unity, scale, variety, texture, fabric and form complemented by nature strips and street trees. (Criterion E)

Description:

The large Bottomley's Paddock Inter-war and Post-war Residential Precinct includes twelve streets of predominantly inter-war and post-war detached single storey, modest houses in garden settings with consistent setbacks and private backyards. Almost all are variations of the suburban bungalow, mostly of weatherboard construction with scatterings of brick veneers built in the 1950s and 1960s, featuring verandahs and porches characteristic of their style, with many also retaining original matching low front fences and gates. Several repeating designs attest to their construction by the same builder/contractor, some of whom were local. There is also a small number of bungalow-style dwellings built by the Housing Commission of Victoria in Wellington Street, and a fine example of a corner shop-house in Palmerston Street which stands in harmony with houses of the same inter-war style.

Californian Bungalow with perpendicular gabled, corrugated iron roof, exposed rafters, vertical strapping, timber frieze to recessed verandah/porch, sash windows, small picture window and woven wire fence at 8 Molesworth Street. Source, M. Summerton, 2020

The streetscapes are characterised by nature strips with street trees, some of which are recognisably native specimens, including Melaleuca quinquenervia (paperback trees). Apart from Tucker, Hope and View Streets, which feature bluestone kerbs and channels, all of the streets have paths, kerbs and channels of concrete construction. Crossovers and occasional vacant narrow allotments at the end of streets are evidence of the precinct's former back lanes. The houses can be recognised by three broad types – the classic inter-war Californian Bungalow, the less-adorned wartime austere bungalow and the post-war bungalow, which reflects a new era of prosperity. Streets with a predominance of inter-war style bungalows include View, Stanley, Barton, Hope and Palmerston Streets as well as Molesworth Court, which represent this period with a range of characteristic bungalow variations – Californian Bungalows with prominent street-facing gables, hipped-roof bungalows, and variations of these with Old English and Spanish Mission features.

The streets also include a smaller number of bungalows built during the austere period of the 1940s and 1950s.Wallace, Tucker, Napoleon and Wellington Streets have more examples of austere period bungalows than inter-war bungalows and also include small numbers of post-war brick veneer bungalows.

Hipped-roof weatherboard bungalow with corrugated iron roof, red brick chimney, vertical strapping and finial, timber-framed casement windows with leadlights, window canopy with fretted brackets, exposed roof rafters, verandah under roofline with timber frieze at 6 Stanley Street. Source, M. Summerton, 2020

26 Palmerston Street Rendered bungalow with brick patternwork detailing. Original garage with decorated parapet. Curved concrete path through front lawn to the front entrance with arched porch. Source, M. Summerton, 2020

32 Palmerston Street Post-war austere double-fronted weatherboard bungalow with tripartite sash windows with curved transom and fixed centre pane, flat porch canopy on simple timber post and chainmesh and steel pole fence with wrought iron gate. Source, M. Summerton, 2020

Another four similar examples are located in Wellington Street (numbers 59, 61, 81, 85). A small number of houses have been demolished in recent years and replaced by houses or units invariably of two-storey construction. Overall, the streetscapes remain intact and it is apparent that many of the houses have been sympathetically renovated. In most

cases, the characteristic bungalow type retains its distinguishing characteristics and the degree of alteration is relatively superficial and reversible, with only a small number irreversibly impaired by visually dominant second-storey additions. A high proportion of original hipped-roof Californian Bungalows displaying revivalist influences from the Federation period and eclectic Spanish Mission and Old English styles, nearly all of which are of modest weatherboard construction.

Housing Commission of Victoria weatherboard bungalow at 81 Wellington Street, circa early 1950s. It has a glazed terracotta tile roof, prominent red brick chimney, timber-framed, sash corner windows and porch under sloping front roof. Others in the street have slight variations on the design. Source, M. Summerton, 2020

Double-fronted clinker brick veneer bungalow with glazed terracotta tiles, curved porch parapet, curved chimney, steel-framed windows, and matching fence with concrete breeze block panel at 49 Napoleon Street. Source, M. Summerton, 2020

Hipped roof weatherboard Californian Bungalow and attached brick shop at 20 Palmerston Street. Source, M. Summerton, 2020

Original hinged timber garage doors with patterned glazing at 17 Wallace Street. Source, M. Summerton, 2020

Post-war cream brick veneer with 'waterfall front'. Robin Boyd [1952, p100], uses this stylistic term and writes 'The more pretentious house of the World War II period was given rounded corners – a streamlined effect'. Manganese brick detail, steel casement windows, glazed roof tiles and wrought ironwork also typify the style. 15 Stanley Street. Source, M. Summerton, 2020

28 Tucker Street. Post-war cream brick veneer constructed to an L-shaped plan with gabled, glazed tile roof, prominent chimney, timber framed windows (including one corner window), small porch with flat hood, and matching wrought ironwork at 28 Tucker Street. Source, M. Summerton, 2020

21 Hope Street. Inter-war weatherboard Californian Bungalow with textured, pressed metal simulated terracotta tile roof, wire mesh fence on timber rail support and matching wire mesh and steel frame gates. The house resembles the bungalows constructed by local builder, Anders Hansen. Source, M. Summerton, 2020

17 Stanley Street. Weatherboard Californian Bungalow with timber framed, glazed double front doors and windows with diamond lead lights in upper sashes. The barley twist columns flanking the verandah step are an example of the Revivalist styles which influenced late 1930s bungalow designs. Source, M. Summerton, 2020

History

The area now known as the City of Maribyrnong was a significant meeting place for the Wurundjeri Woi Wurrung and the Bunurong peoples and clans of the Kulin Nation. In particular, the place where the Maribyrnong and Yarra rivers join was an especially important place as it symbolised the joining of groups who would travel along the rivers. Maribyrnong is an anglicised version of the Aboriginal expression 'Mirring-gnay-bir-nong' which translates as 'I can hear a ringtail possum'. European settlement along the Maribyrnong River (known as the Saltwater River until 1913) in the 1830s heavily impacted on Aboriginal people – decimating communities, displacing families and disrupting lives. And yet in spite of this, Aboriginal culture has remained a dynamic force in contemporary society and the Maribyrnong community [City of Maribyrnong website 2020].

The first occupation by Europeans of Kulin Nation lands along the Maribyrnong occurred in 1839 with the establishment of a punt over what was then called the Saltwater River. When the township of Footscray was surveyed there was already a number of slaughterhouses, a hotel and a few scattered residents living beside the river. The first lands of the Kulin Nation to be sold to Europeans was 230 acres north of Ballarat Road extending to the river. In 1848 Footscray Village Reserve was named and surveyed south of Ballarat Road, near to the site of the already extant Punt Inn, belonging to Michael Lynch [Lack, 1991, p.38-42].

This inter-war and post-war residential precinct occupies a large part of Section 16 in the Parish of Cut Paw Paw, County

of Bourke. Enterprising Glaswegian merchant, Peter Inglis, who arrived in the colony aboard the ship 'Dauntless' in August 1840, was the first European to own this land, signing the deeds seemingly within weeks of his arrival. An early parish plan prepared the same year shows his name inscribed on the 640 acre Section 16 as well as on the equally large adjoining Section 17 [Sydney C10 Map, PROV].

Property advertisements in *Argus* newspaper indicate that the importer and land agent, Samuel Bottomley, was the second owner of Section 16 by late 1853. In December he announced the 'important sale of building and garden allotments' in the area he identified as the 'Township of South Braybrook, three miles from Melbourne'. He was offering 'upwards of' 1000 quarter acre blocks for sale with soil 'unequalled for richness, and admirably adapted for building or garden purposes, lying within a quarter of a mile of a never failing supply of good water … altogether free from swamp'. The epic sale would be held in his rooms in Melbourne from Wednesday through to Saturday on 28, 29, 30 and 31 December, and on New Year's Day he would go with the new owners and a surveyor to point out what they had bought and sell any remaining unsold allotments [*Argus* 21 December, p11 and 28 December, p7 1853].

A few months later, he was promoting Footscray as the 'Liverpool of the Colonies' and announcing that 'the last great sale' of the allotments would be held on 8 April 1854 with parties conveyed to the site on the day to enjoy a 'grand pleasure fete' with lunch, champagne and music, all in a 'picnic style' [*Argus* 11 & 7 April 1854, p6 & p7].
It wasn't long before Bottomley was in court for reselling allotments that purchasers believed they had paid for [*Argus* 2 August 1854, p5]. This briefly interrupted his activities, but by the end of the year he had resumed selling the Upper Footscray allotments, this time as shares in the in the 'Grand Co-Operative Good and Cheap Freehold Land Association'. The sale included a property on a large irregular allotment with an existing homestead. Valued at £5,000, it comprised a thirteen-roomed house, five-stalled stable, hay-loft, coach house, fowl-house, out offices, a 'splendid garden' and 'land under cultivation', all within 'a substantial stone fence' [Ibid].
The sale saw Alexander Dove, a retired Scottish sea captain, purchase the 18¾ acre homestead property as well as the 15 acre block on its east side. Dove became the first Chair of the Footscray municipal council in 1859 and lived in the house with his wife, Jane. The homestead survived until at least the mid-1890s despite the land around it having been subdivided in the 1880s, with street names commemorating the Sudanese uprising. The streets and land occupied by the homestead remained 'substantially vacant' until the inter-war period [Butler, Urban Area 5, Footscray Conservation Study, 1989]. Church, Essex and Suffolk Streets and Summerhill Road define the original boundary of the 34 acre homestead estate, and Dove's association with this part of Upper Footscray is perpetuated in Dove Street, between Market Street and Summerhill Road.

Significantly, a map of 1855 promoting the sale of 'Bottomley's Paddock' survives showing the whole of Section 16 subdivided into 1000 numbered allotments with several streets named and appearing as they do today, including 'Summer Hill' Road, Church, Essex and Suffolk Streets.

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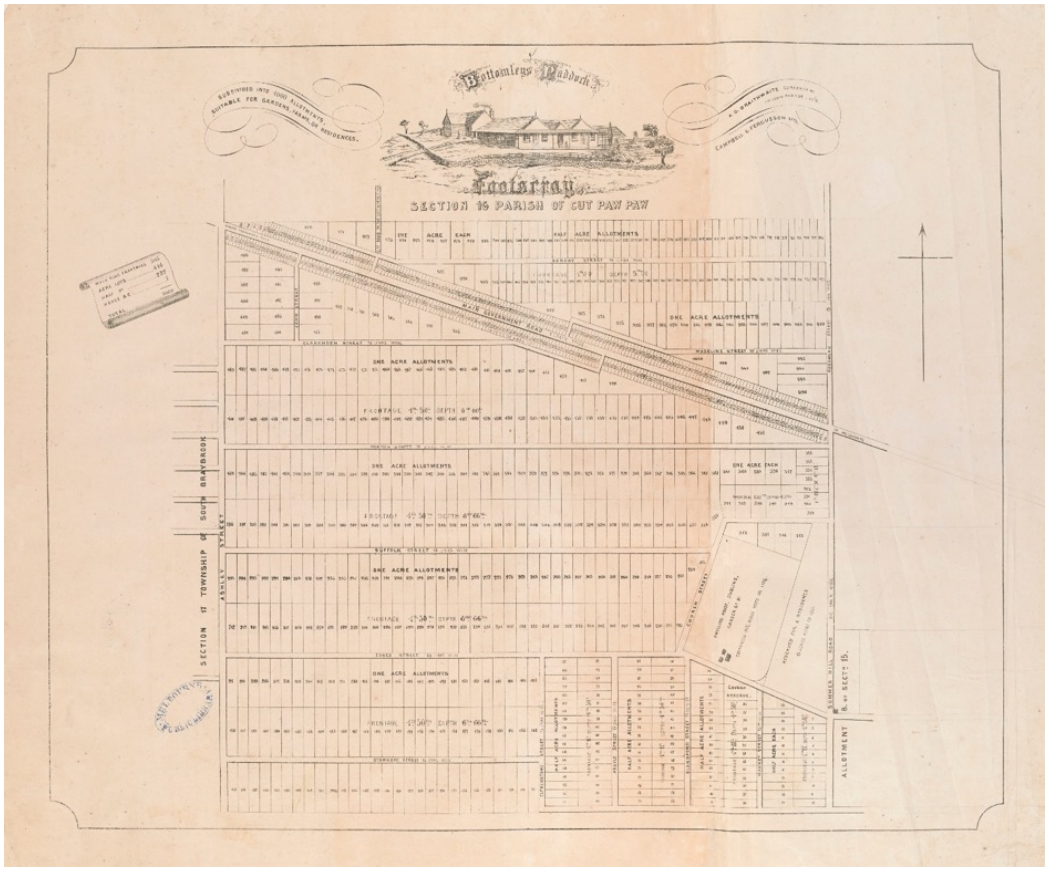

'Bottomley's Paddock Footscray', comprising 1000 one acre, half acre and smaller allotments presented for sale in January 1855 by Samuel Bottomley. The homestead sketched at the top of the plan and marked on the large allotment was purchased in the sale by Alexander Dove. All of the streets comprising the North West Precinct – Palmerston, Wellington, Napoleon, Tucker, Hope, Barton, Stanley, View, Wallace Streets, and Molesworth and Yardley Courts - have yet to be subdivided. Map Collection, State Library of Victoria

By 1857, local auctioneer James Long was the owner of extensive parts of Bottomley's Section 16. In June and July he held two large auctions in his rooms at 94 Elizabeth Street of one acre and quarter acre allotments based on Bottomley's subdivision but with the inclusion of a few newly-created streets, one being Palmerston Street, which is shown on the auction plan running between Long (later Barkly) and Essex streets and crossing over Stanhope and Alma streets. James Long was active in the local community and ran unsuccessfully in Footscray's first municipal election in 1859 [Lack, p59].

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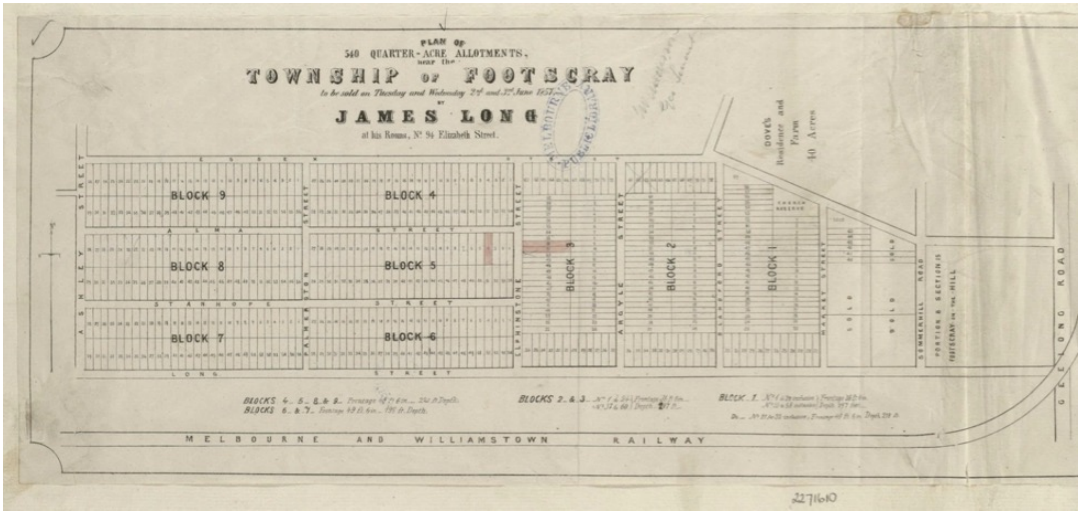

Plan of quarter acre allotments to be sold by James Long on 2 and 3 June 1857. The streets include Palmerston Street running north between Long (Barkly) Street and Essex Street just as it does today. Map Collection, State Library of Victoria

James William Thomson, a resident of Brighton with offices in Queen Street, Melbourne purchased a great deal of the subdivision Long auctioned in mid-1857 and wasted little time in putting it back on the market after reducing the size of many allotments to 26 feet wide frontages. In January 1858, he advertised 3,500 freehold 'Homes for the People' in the 'Maidstone Estate' on the north side of Suffolk Street bounded by Ballarat Road, Ashley Street and Summerhill Road/O'Connell Street. The township was inaugurated in March accompanied by much pomp and ceremony, and by May Thomson claimed that two thirds of the allotments had been taken up [*Argus*, 8 May 1858, p8]. He was still offering to give away allotments in January 1859, but in April changed his approach and held the first public sale of the land, conveying interested parties to the site by train on the recently opened line from Melbourne [*Argus*, 26 April 1859, p4].

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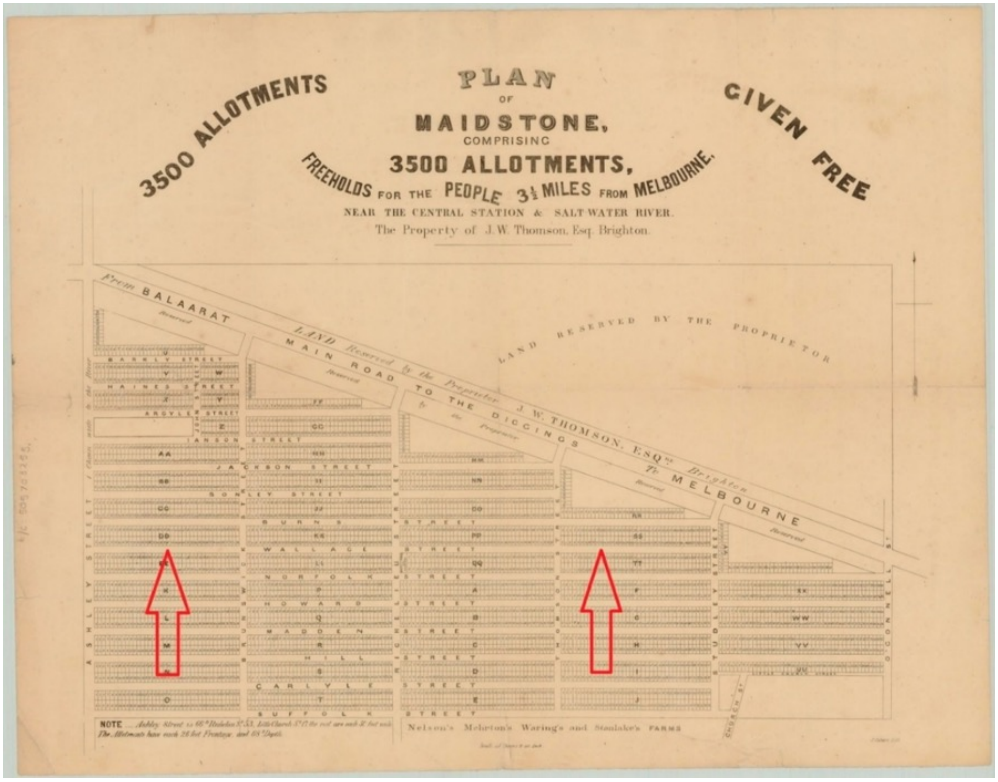
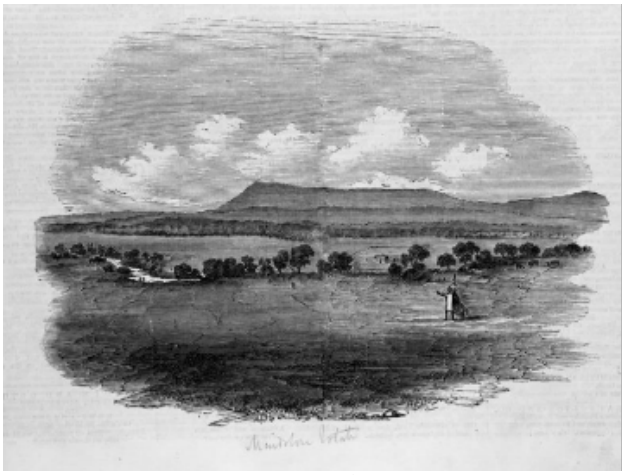


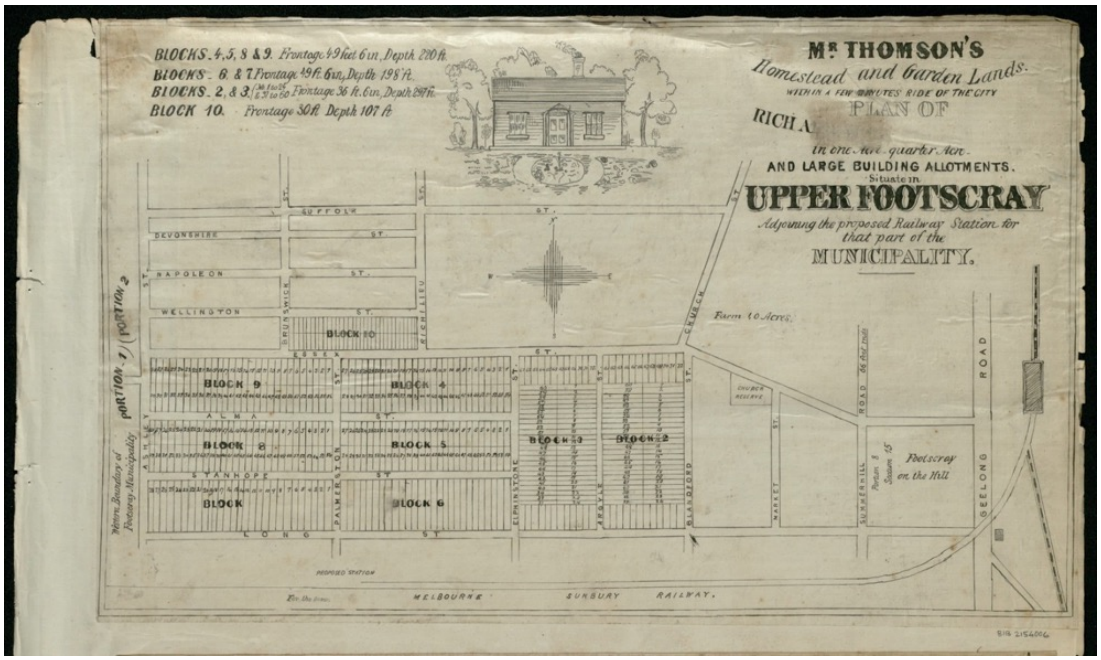
J.W. Thomson's 'Plan of Maidstone Estate Comprising 3500 Freeholds for the People', offered in 1858. The subdivision plan shows Wallace Street originally running between Ashley Street (left) to Studley Street (right). Subsequent subdivision activity reduced it to quarter this length, and today it just runs between Thomson and Studley Streets. Map Collection, State Library of Victoria.



'Maidstone Estate', wood engraving print from *Illustrated Melbourne News*, 30 January 1858. Picture Collection, State Library of Victoria. To induce interest in the estate, J.W. Thomson offered to give away allotments free to artisans and labourers in return for one day's work or the equivalent in money towards laying out the Maidstone township, which would be managed by a committee of the grantees. The illustration shows a couple standing in an idyllic landscape with a small cottage and Mt Macedon in the distance.

Thomson released a second series of allotments for sale between Long (Barkly) and Suffolk Streets. This land was also formerly owned by James Long, who had subdivided it into one acre allotments suitable for small farms. Once again,

Thomson reduced their size to frontages ranging between 30 feet and 49 feet 6 inches, with depths from 107 to 220 feet which resulted in a number of new streets, including Napoleon and Wellington Streets.



Subdivision plan of 'Mr Thomson's Homestead and Garden Lands' in Upper Footscray c.1859, which includes Palmerston, Wellington and Napoleon Streets. Map Collection, State Library of Victoria

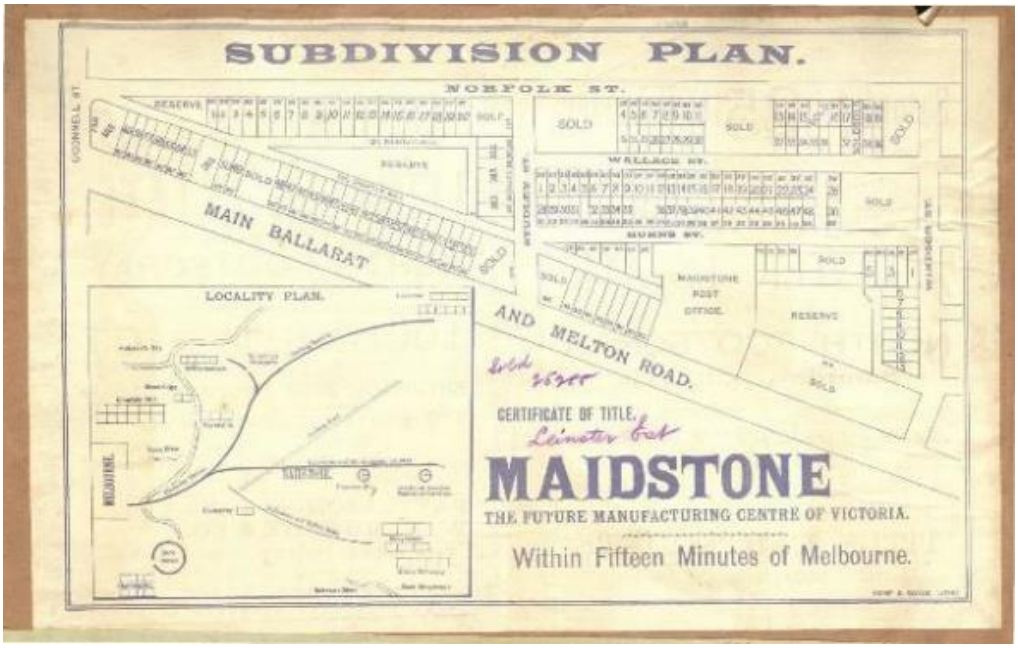
The glut of subdivided land in Upper Footscray with its 1000s of allotments was far greater than there were buyers wanting to own land and build a house. Footscray was geographically close to Melbourne but it was not so easy to get to because of the Maribyrnong River and West Melbourne Swamp, and buyers were deterred by this. Cheap land was available all over Melbourne and until a direct, convenient route was established, there was little interest in land away from Footscray's industries down along the river. Speculators such as Bottomley, Long and Thomson had tried to entice buyers to Upper Footscray, Maidstone and South Braybrook with offers of free land, free steamer trips to extravagant auctions, and novelty train rides after the line to Footscray opened in 1857. Their hopes for sales must have been raised when the government surveyed a route through the swamp in 1858, however a road wasn't built until 1863 and then users had to pay a toll. The much anticipated railway line extension completed in 1859 was also expected to boost local development, however trains didn't stop in Upper Footscray until the Tottenham Station opened in 1891.

Footscray achieved municipal status in 1859 but many allotments on its upper fringe remained undeveloped for decades, with few people living there. Those who did buy allotments tended to view them as investments that would eventually come good. Alexander Dove for example purchased 3 lots up near Wallace Street in Thomson's Maidstone Estate. According to the *Sands and McDougall Directory* there were 163 residents and businesses in the municipality in 1865, of which just twelve were associated with addresses in Upper Footscray [*Sands & McDougall Directory*, 1859, p205-206].

Further north, Braybrook was described as very much an agricultural district, while at Maidstone there were dairy farms and some land under cultivation [*Environmental History*, p7]. In 1860, a traveller passing through by rail observed 'some half-dozen wooden houses standing in gardens surrounded by stone walls and hedges'. Not all the residents were farmers; one wooden house of four rooms was owned by painter and glazier, Joseph Tucker. He purchased six allotments in the Maidstone Estate, each with 26ft frontages with an average depth of 60ft, which were valued at £21.2.0 when he died in 1881. There was also his principal residence, a stone house of 'six small rooms' built by his 'own labor' valued at £59.4.0, and there was money in the bank [PROV VPRS 28/P2, unit 124, item 22/991].

Wallace Street

As Melbourne's building boom accelerated through the 1880s speculators again renewed attempts to market land in Upper Footscray. The eastern corner bounded by Norfolk Street, Richelieu Street, Suffolk Street and Summerhill Road (then known as O'Connell Street), was re-advertised for auction in June 1886 as the 'Town of Maidstone North Footscray Within 15 Minutes of Melbourne', offering fresh air from the plains, splendid views to the You Yangs and Mount Macedon, and top quality soil for gardens; all rather reminiscent of Thomson's attempts to sell the same land in 1858. There were 200 allotments to choose from, each with frontages of 28 feet. Land on the north side of this subdivision was released in about 1888 as the 'Leinster Estate Maidstone' and promoted as 'The Future Manufacturing Centre of Victoria'. An accompanying plan showed that land was set aside for a post office and three reserves, and a number of larger blocks were already sold, but numerous lots with 30 and 33 feet frontages were still available. Like the 1886 plan, it was printed upside down, seemingly indicating that the triangular-shaped subdivision was on the north instead of south side of Ballarat Road [Subdivision Plan (Ballarat and Summerhill Roads …), c1880s]. At least two houses were constructed in Wallace Street soon after the sale. One was described as a double-fronted home on an allotment with a 52ft frontage and depth of 136ft going through to Burns Street when it was advertised for sale in July 1888 [*Footscray Independent* 14 July 1888, p3]. The other house burned down in 1950. The elderly owner, Miss Pricilla Powell, had lived there all her life and died in her rocking chair. The house did not have an electric light and was said to be Maidstone's first post office (which appears to be at odds with the plan below) [*Age*, 24 May 1950, p3]. No evidence of nineteenth century building activity survives in Wallace Street today, although a Canary Island date palm (*Phoenix canariensis*) in the front garden of number 14 Wallace Street may possibly be associated with an earlier house.

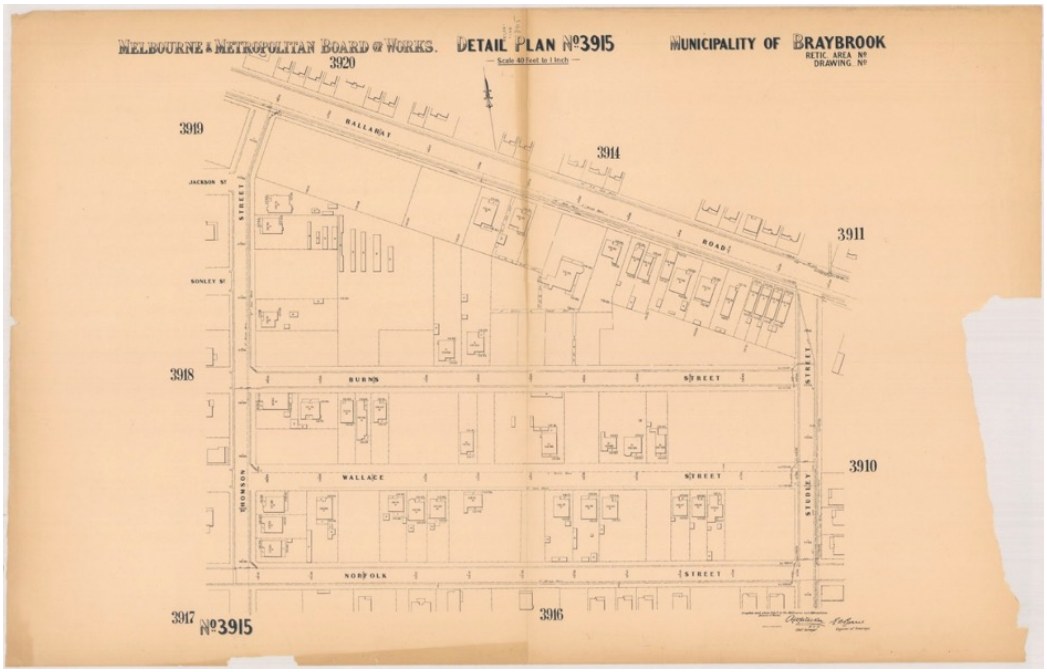


The Leinster Estate Subdivision Plan of c.1888. Map Collection State Library of Victoria. The plan, which is printed upside down, shows Wallace Street between Studley Street and Windsor (Thomson) Street.

During this early period, Maidstone was part of the Shire of Braybrook, which began as the Braybrook District Road Board in 1860. The Shire became the City of Sunshine in 1951, and in 1994 parts of Sunshine and Footscray amalgamated to form the City of Maribyrnong. The Braybrook Shire Council had little money to help develop new areas such as Maidstone with sealed roads and gutters. This remained the case for the first 30 years or so of the twentieth century and it would appear some residents were also living in needy circumstances. A three-roomed slum tenement was 'condemned in unsparing terms' by the Maidstone Progress Association in 1918 [*Footscray Independent* 18 May 1918, p1]. In 1921, the *Footscray Independent* newspaper reported that another house in Wallace Street had been

declared unfit for human habitation and that the matter was being investigated by the Shire Health Officer [14 May 1921, p4]. Councillor G. E. Dobson, who was also living in the street during the 1920s, campaigned hard to improve its amenities on behalf of residents but the council was in debt and had other priorities. In 1927 he unsuccessfully moved a motion to have lighting in the street and also for screenings on footpaths [*Sunshine Advocate* 12 March 1927, p7]. A road was made and slab paths and rough pitchers were laid in 1930, and in 1933 residents were advised that the street would be connected to the Thomson Street water main [*Sunshine Advocate* 12 December 1930, p1; 3 November 1933, p1].

The improvements were rather generous given there were just 16 houses in Wallace Street in 1930 [*Sands & McDougall Directory* 1930, p124]. One house was 'Myrtleford', owned by Mr and Mrs Rollinson, another was 'Ellamatta', where Miss Fanner lived and held classes in elocution [*Sunshine Advertiser* 8 December 1933, p5; 25 January 1935, p6]. Some of the houses had attached dairies, which continued to operate through the 1930s and 1940s. The house on the corner of Thomson Street ran a dairy, and another licensed dairy operated from a property backing through to Norfolk Street. When put up sale in 1935 it comprised a double-fronted house of six rooms with electricity, gas and sewer connection, and a three-stall stable and cart shed [*Age* 22 June 1935, p2]. The MMBW plan of 1930 shows that the blocks were long and still ran the entire length between streets instead of back to back with uniform lines of street facing houses as they do today [MMBW Plan 3915, 1930]. Semi-rural streetscapes still characterised much of Maidstone (and parts of Upper Footscray), and Ex-Councillor Dobson was perhaps referring to these when he agitated 'for adoption of the Town Planning Commission's re-planning scheme for Maidstone in its entirety' [*Sunshine Advocate* 8 October 1937, p7].



MMBW Plan No.3915, 1930. It shows Wallace Street with its properties extending through to Burns and Norfolk streets. Map Collection, State Library of Victoria

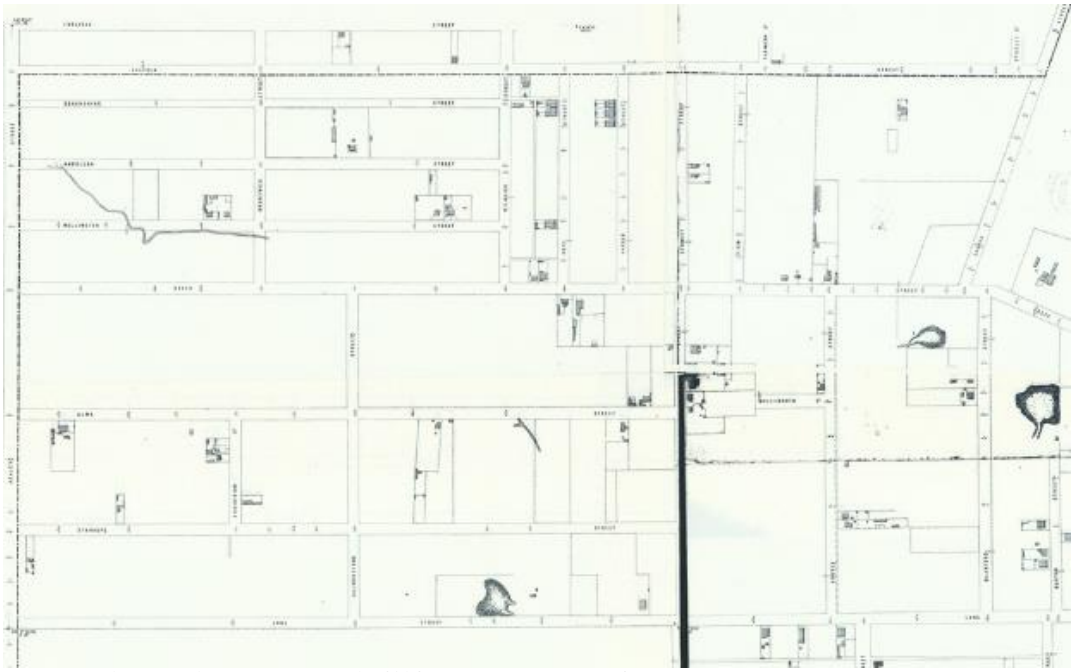
The decline of dairying in the neighbourhood facilitated the division of the long allotments as did sales of several vacant allotments by the Shire Council for non-payment of rates. These were held in 1938 and 1940 under the provisions of the *Local Government Act* 1928 and included blocks running between Wallace and Burns, and Wallace and Norfolk streets [*Sunshine Advocate* 10 June 1938, p3; 29 March 1940, p4]. Developers, including Footscray councillor and builder Anders Hansen, purchased a number of blocks from rate recovery sales like
these for construction of low cost, weatherboard houses and at least one house in Wallace Street displays the bungalow style he replicated throughout the district.

Palmerston, Wellington and Napoleon Streets

Palmerston, Wellington and Napoleon Streets were created in the late 1850s. When James Long auctioned this part of Footscray in 1857 it was still in one acre farm allotments and the streets did not exist. When the large subdivision was again auctioned in the late 1850s, new owner J.W. Thomson had reduced the size of the allotments to frontages of between 30ft and 49ft 6in, and depths of 107ft to 220ft. The re-subdivision of the estate resulted in a number of new streets, including Palmerston, Wellington and Napoleon Streets.

Records indicate that a small number of settlers were living here by the late 1850s. One of Wellington Street's first houses was a four-room stone cottage with stables and outbuildings on a larger allotment measuring 120ft by 107ft [*Footscray Independent* 29 May 1915, p2]. It was possibly owned by Edward Binet or local shoemaker Charles Whalley, two of the street's earliest residents [*Sands & McDougall* 1865, pp205-06]. Contractor, Samuel Bailey lived on half an acre over near Alma and Palmerston streets, where he erected post and rail fencing and built a three-roomed weatherboard house with an iron roof [VPRS 7591/P2, unit 138, item 37/579]. The neighbourhood also included dairyman, John Purcell and stonemason, William Clothier and his wife Susan who lived more modestly in a two-roomed wooden house on about a third of an acre [VPRS 28/P0, unit 166, item 14/251]. Quarries opening in Upper Footscray from the 1870s brought a number of quarrying families and stonemasons into the community, including James and David Govan, James Falla, William Watt and William Firth. By 1880 there were residents representing a good cross-section of local trades such as those of baker, butcher, engineer, ham curer, draper, carpenter and carter. Yet Upper Footscray had just 44 postal addresses compared to Footscray's 816 (not including Yarraville) [*Sands & McDougall Directory* 1880, pp147-150].

During Melbourne's boom of the 1880s local auctioneers J. Harris and Sons and J. T. Berlowitz were active in this part of Upper Footscray. Their advertisements in the *Footscray Independent* newspaper become frequent from the mid-1880s for allotments in Napoleon, Wellington and Palmerston Streets. In June 1888, Berlowitz reported selling land bounded by Devonshire, Richelieu, Brunswick and Napoleon streets for a handsome sum of £1,150 [*Footscray Independent* 9 June 1888, p2]. Harris was also busy selling allotments in Napoleon Street in 1888, nearly all with depths of 107ft. Land was certainly changing hands but no houses were being constructed. The MMBW of Upper Footscray prepared in about 1894 shows just two properties in Wellington Street, only one in Napoleon Street and none in Palmerston, although the *Sands & McDougall Directory* lists a slightly higher number of people with residential addresses. Edward Binet, who had lived in Napoleon Street from at least the 1860s complained to the council that he 'could not get near his premises … in wet weather' [*Footscray Independent* 31 March 1883, p3]. This could have been due to a small watercourse that ran across Napoleon and Wellington Streets which has since been either removed or channelled underground. His neighbour in Wellington Street, quarryman Frederick Fisher, complained about the state of the road in 1889 and asked the council for two loads of fine screenings to be put down in front of his gate [*Footscray Independent* 27 July 1889, p2]. In 1903, the year he was elected to the Footscray Council, he asked for a footbridge to be built over the 'gully' in the street. The gully/watercourse is clearly apparent on the MMBW plan of c.1894 at the west end of the two streets. In 1912 the council announced that it would construct an eight pitcher channel at the intersection of Ashley and Wellington streets that would travel along Wellington Street to private land into Essex Street [*Footscray Independent* 24 August 1912, p1]



The upper left corner of the MMBW plan of c.1894 shows the watercourse/gully crossing diagonally through Napoleon and Wellington streets to Brunswick Street. A subsequent plan indicates it still existed in 1928. The c.1894 plan is not an accurate indicator of numbers of houses in the streets. Its function is to plot properties proposed for water connections and many early cottages were too rudimentary for linking to the system and do not appear on the plan. MMBW Plan Collection, State Library of Victoria

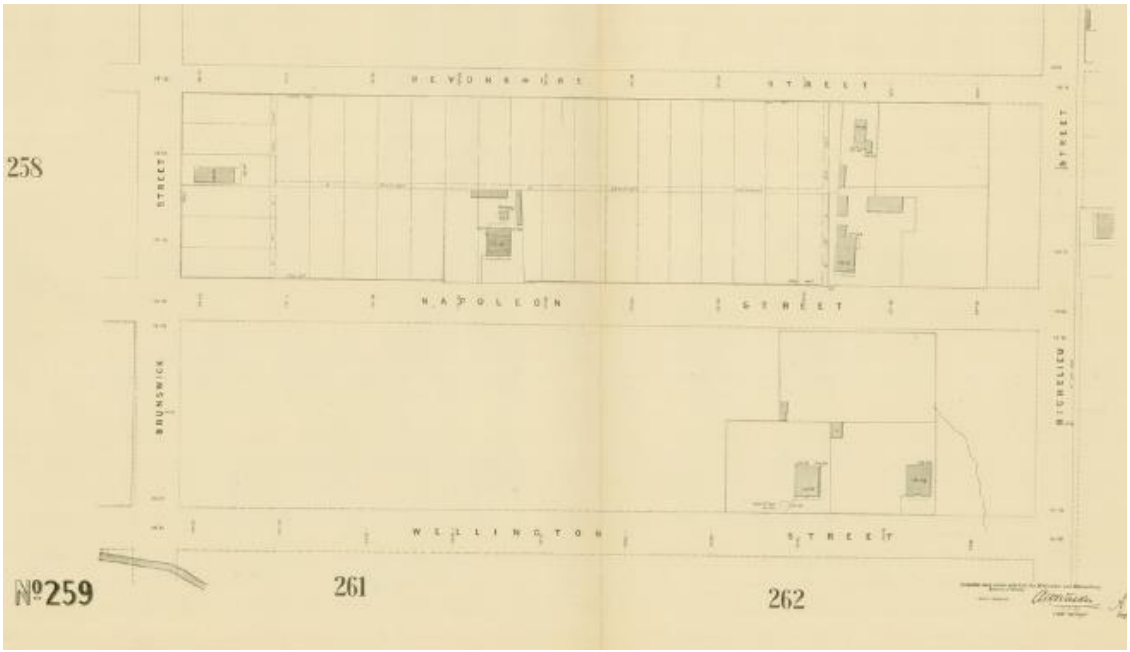
Edward Rowbury was another Wellington Street resident. When he died in 1892 he had been living in an 'old 5 roomed weatherboard cottage' on an allotment with a frontage of 120ft and a depth of 107ft, valued at £200 [PROV VPRS 28/P2, unit 356, item 51/266]. Rowbury had worked at the Australian Explosives and Chemical Company, one of several noxious manufactories linked to Footscray's livestock industries and its by-products. These were mostly located along the Maribyrnong River, but by the late 1880s smaller 'backyard' processing works were operating in Upper Footscray. One person by the name of Jones started a business in Napoleon Street boiling down sheep trotters. [*Footscray Independent* 3 November 1894, p3]. Works associated with pigs
and poultry were also operating in Napoleon and Wellington Streets. Despite complaints from residents and calls for the council to stop issuing licenses, these noxious activities continued into the twentieth century. In 1907, Councillor John explained that most licenses had been granted when there was little settlement in the area, 'but now that the place was getting built on they would have to consider the matter' [*Footscray Independent* 13 July, p7; 3 August 1907, p3]. Licenses continued to be issued however, and as late as 1918 a nine-sty piggery was approved, although the council inspector was under no illusion that these unpopular works were on borrowed time - 'the trouble would be when the adjoining blocks of land were built on and the place populated [*Footscray Independent* 9 February 1918, p1].

Many of the allotments were still the same size as they were on the original late 1850s subdivision plan, with depths of 120ft, which suited the keeping of livestock and related activities. These semi-rural streetscapes gradually began to change as older properties were sold and subdivided to create back to back, street facing blocks for suburban houses. A huge block of land on Wellington Street with a total frontage of 2,370ft to Wellington, Napoleon and Devonshire (on north side of Napoleon) Streets was advertised for sale by the council's solicitors under the *Rates Recovery Act* 1916 in September 1918 [*Footscray Independent* 7 September 1918, p2].

Closer to Barkly Street and Tottenham Station, Palmerston Street was the first of the three streets to commence the process of suburbanisation. In 1920 it had just two houses, both on the east side of the street. The modest semi-rural weatherboard dwelling, probably owned by Robert Miller was the first to go. When auctioned in 1922, it was described as having four rooms with 'numerous outbuildings, stable, poultry pens and workshop etc', on a block measuring 120ft by

138ft [*Footscray Independent* 8 April 1922, p2; *Sands & McDougall Directory* 1920, p386]. The street had nine houses by 1930 with more under construction, all still on the east side of the street.
By 1935 there were nineteen with some also on the west side. Most of the east side of the street was full by 1938 and the activity continued during the war, jumping from 29 in 1940 to 38 in 1944/45 [*Sands & McDougall*, 1930, 1935, 1940, 1944/45; MMBW Plan No262, 1938]. Today, the largely intact streetscape reflects this development with numerous inter-war weatherboard and brick houses, including a corner shop and house built between 1925 and 1930. The smaller number of houses built during WWII and the post-war years demonstrate a shift to the austere style of this period, when materials were scarce and when fresh, common sense ideas about compact, functional design were setting new standards for suburban houses.

John Lack writes that 'by 1924 Footscray was in the middle of a major land and building boom'. Early that year the local *Advertiser* reported that 'property is realising prodigious prices' and 'estates in the outer areas are being subdivided and sold at a price per foot that approximates the price paid for it per acre' [*Advertiser* 12 January, quoted from Lack, p246]. While Palmerston Street reflected this progress albeit slowly, property was even slower to change hands in Wellington and Napoleon Streets. Just a few minutes' walk away, they lingered as semi-rural and vacant until around 1950 despite efforts to sell some allotments. One vendor auctioned '38 Splendid Villa Sites' plus a five-roomed weatherboard villa in Napoleon Street in 1924, and promoted the subdivision as the 'Napoleon Estate' [*Sunshine Advocate* 15 March 1924, p4]. If any of the lots did sell, they probably went to investors instead of potential homeowners. According to the *Sands and McDougall Directory*, Napoleon Street had just one resident in 1935, and Wellington Street only three [p361]. This lag is indicated on MMBW plans Nos.259, 261 and 262, which show most of the allotments between Napoleon and Wellington Streets as still 120ft deep, with some of the land not even displayed as individual allotments, just large paddocks. The channel on the south side of Wellington Street was perhaps still hindering any interest in the blocks down the west end of the street.



Detail of MMBW Plan No.259 showing the east end of Wellington and Napoleon Streets in 1928. Source: MMBW Map Collection, State Library of Victoria

In 1937, the Victorian Government introduced the *Housing Act* which made provision for the constitution of the Housing Commission, proclaimed on 24 December 1937 [Renate Howe, *New Houses for Old*, p34]. The Commission's powers enabled it to declare areas in which it could acquire, demolish repair or reconstruct houses as well as open streets, re-subdivide and improve areas [Howe, p36]. Restrictions on housing construction and materials during World War II initially curtailed the Commission's functions. After the war, it could not keep up with the urgent demand for housing due to the

State's population growth, major increases in employment and rapid expansion in manufacturing in suburbs like Footscray and Maidstone.

In the late 1940s, the Commission acquired 625 acres of Maidstone-Braybrook land, including the western portion of the 1886-88 Maidstone subdivision between Thomson and Richelieu streets, which it re-subdivided into new suburban streets for public housing. The Commission invited tenders for the purchase and removal of some of the existing houses, and one such weatherboard house at the western end of Wallace Street was advertised in the *Age* in 1949 [5 February, p30]. The location of the estate is to the west and north of the precinct, with Churchill Avenue its main axis. Small numbers of Commission houses were also constructed outside the estate in Gibbs Street, Yardley Court and in the much older-established Wellington Street, as well as in other parts of Footscray.

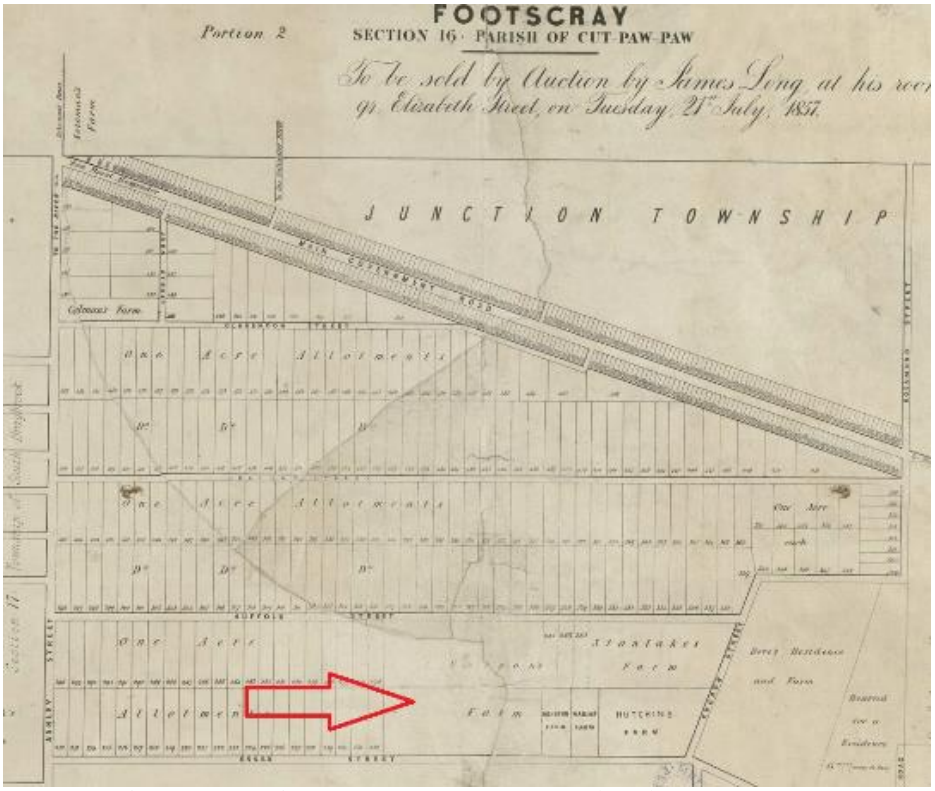
Australia's housing shortage was further impacted by the arrival of more than 860,000 migrants in the decade 1946-1956, many assisted by the Commonwealth Government with the aim of building up the country's population and workforce [Cuffley 1993, p48; Barnard, p37]. Many settled in Footscray and by 1954 nearly one- fifth of the population was overseas born, and by 1961 this had risen to one-quarter, and by 1966 it was almost one-third [Lack, p370]. At least three new residents in Napoleon Street were migrants from Eastern Europe.

Stanislaw Dziadak born in Lubiel, Poland and his Czech-born wife Anna, arrived in Melbourne aboard the Fairsea in October 1949. When their Certificate of Naturalisation was issued in 1956 they were living at 27 Napoleon Street and had started a family. [NAA Immigration & Citizenship Records; *Commonwealth of Aust Gazette* 1956, p3585; *Argus* 14 February 1955, p13]. Another migrant from Poland, Jankiel Spector, came in 1947 and was living at 50 Napoleon Street by 1954 [*Argus* 27 September 1954, p18; NAA Immigration & Citizenship Records]. Andrea Dapiran, a builder who arrived in 1950 from Yugoslavia, prospered and stayed in the area constructing many of its brick veneer houses, including those in West Footscray's Creswick Street.

The Housing Commission of Victoria produced a number of designs in timber, brick and concrete materials which share a number of recognisable characteristics. These houses were built 1953 at Ashburton. They are identical to houses in Wellington Street, except for the concrete walls. Note the low wire fence designs. Source: State Library of Victoria, Photographer Lyle Fowler 1891-1969, Mar 27, 1953

Hope, Barton, Stanley and View Streets

This residential estate of four streets was created in 1885 with 176 blocks, each 41ft wide and 95ft deep with a rear right of way [Lodged Plan 897; Butler, 1989]. It occupied the same twenty-two acres of land that John Gill Nelson had farmed in the 1850s. Nelson had probaby purchased the land at Samuel Bottomley's auction in 1855, which saw at least six neighbouring properties purchased for farming purposes. These are identified on a plan prepared in 1857 showing Stanlake's Farm, Hutchin's Farm, Warin's Farm, Mehrten's Farm, Alexander Dove's Residence and Farm and Nelson's Farm, which ran between Suffolk and Essex streets and had the largest acreage. It is not known how long he owned the property. While Alexander Dove remained at his homestead for several years, Nelson and the other four farmers had moved on by 1865 [*Sands & McDougall Directory* 1865, p206-206].



Hope, Barton, Stanley and View Streets occupy the twenty-two acres of land formerly known as Nelson's Farm. Map Collection, State Library of Victoria

The twenty-two acres originally farmed by Nelson were still on one title when the land was subdivided into four streets of residential allotments in 1886, their sale presumably timed to take advantage of Melbourne's booming property prices. As shown by the sales activity in nearby Napoleon, Wellington and Palmerston Streets, land in West Footscray busily changed hands during this period but there was little demand for houses. One enterprising purchaser of allotments in Harold (later Barton) Street built six conjoined dwellings, each pair sharing the street frontage of 41 feet. By 1890, two of the houses were occupied and the other four 'vacant' [*Sands and McDougall Directory* 1890, p240]. Stanley Street also had two vacant houses [1890, p244]. These are identified on the MMBW Plan of c.1894, which also confirms that an additional three pairs of houses were built on the north side of Hope Street. The plan shows the Harold/Barton Street houses standing on the south side of the street near the Suffolk Street corner, and the two Stanley Street houses in the middle of the street, each freestanding and occupying their own allotment. Perhaps one of the houses was occupied for a while by Fred Twiss, who placed a notice in the *Independent* in 1908 indicating his intention to apply for a license to keep pigs on a property in Stanley Street [4 April 1908, p2]. None of the estate's nineteenth century houses remain today. The last to go, number 17 Stanley Street, was still there in 1928, as indicated by MMBW Detail Plan No.265. This house was probably owned by Edmund J. Simmons, who was licensed to kill and dress poultry on his property

[*Independent* 11 February 1922, p2].

Footscray's major land and building boom of the early 1920s was slower to impact on these streets. View Street, which had previously remained vacant, was the first to gain momentum. By 1928, there were houses on eleven of its seventeen allotments. This was in marked comparison to Stanley Street, which had just two houses and 32 vacant allotments, and Harold/Barton Street with three houses and 31 vacant allotments. Hope Street was progressing with eight houses, but still had twenty-five vacant allotments. View Street's location opposite Johnson Reserve was possibly a draw-card. Although the land was still a paddock, its potential for enhancing the visual quality of the streetscape must have been apparent. The Council had been moving in this direction from 1916 by appointing a public parks and gardens curator, David Matthews, to help establish Footscray Park and also develop the suburb's reserves [Lack, p209]. Butler and Gilfedder suggest that the fencing of the reserve and 'acquisition by Council of 300 Canary Island date palms in 1934 probably' signalled the start of its landscaping and the eventual development of the reserve's six acres for park and playground purposes [Barnard et al, 2000: Vol 6: Appendix 1:49]. Twenty-one of the reserve's date palms stand in a row bordering the west side of View Street

Stanley and Hope streets swelled with weatherboard, bungalow style houses during the 1930s. Nearly all were economically built with five-rooms, some by local firms such as Bunting and Tickell from Sneddon, who designed the furniture for Footscray's new municipal offices in 1936, and C. A. Poynton, of Barkly Street, who became a municipal councillor in 1931 [*Age* 5 August 1936, p15; *Argus* 21 August 1937, p5; *Herald* 30 July 1931, p21].
Another city councillor, Anders Hansen, well known in West Footscray as a builder and timber mill owner, used to buy multiple allotments in streets and build low cost houses, as exemplified by the Hansen Estate he established at the same time. Council Building Permit files confirm that Hansen built fourteen houses in Hope Street in 1938. .
Harold Street, renamed Barton Street in 1930, lagged behind and according to the *Sands and McDougall Directory* had only five residents in 1940 [p393]. However, in just five years to 1945, during a period of tight wartime restrictions, the street spectacularly increased to twenty-seven residents, and by 1950 all except two of its thirty-four blocks were filled [1945, p381; 1950, p453]. With the exception of three allotments in Stanley Street, the entire estate was full of houses by 1955 [1955, p406]. This pattern of occupancy from the inter-war to post- war periods is reflected in the housing styles today, which range from gabled and hipped bungalows to a smaller number of more compact functional designs, nearly all of which are of modest weatherboard construction.

Tucker Street

According to the Sands and McDougall directories, Tucker Street was known as Regent Street until about 1930 [1925 p451; 1930 p362]. Just like nearby View, Stanley, Hope and Barton streets it has an historical association with land purchased for farming purposes in the 1850s on the west side of Alexander Dove's property. Known as Stanlake's Farm and comprising about eleven acres, it was probably owned or leased by Robert Stanlake, who was associated with other farms in the district [*Melbourne Daily News* 7 August 1850, p4]. The Board of Works plan of Upper Footscray prepared in c.1894 indicates that the original boundaries of Stanlake's Farm were still unchanged at a time when much of the neighbouring land had been subdivided to take advantage of Melbourne's 1880s property boom. It also shows the farm's homestead standing in the middle of the property surrounded by a fence.

The land was subdivided sometime between 1910 and 1915 resulting in allotments with 40ft frontages and depths of 90ft. When the newly created Regent Street was included in the 1915 *Sands and McDougall Directory*, only the south side of the street was listed and it did not have any houses [p350]. The homestead was possibly was still standing on the north side. By 1920 and again in 1925, the street's south side had two residents [1920, p387; 1925, p451]. In 1930 there were three residents, including one on the north side of the street [p362]. Ten years later there were six on the south side and four on the north [1940, p399]. This increased to ten on the south side and nine on the north by 1944/45 [p387]. One of these houses, number 5 Tucker Street, when auctioned in February 1952, was described as an 'Attractive Timber Villa', built only ten years ago and comprising lounge, diningroom, two bedrooms, bathroom, kitchen and sleepout attached, garage, hot water service, and close to transport, schools and shops [*Age* 10 February 1952, p10].

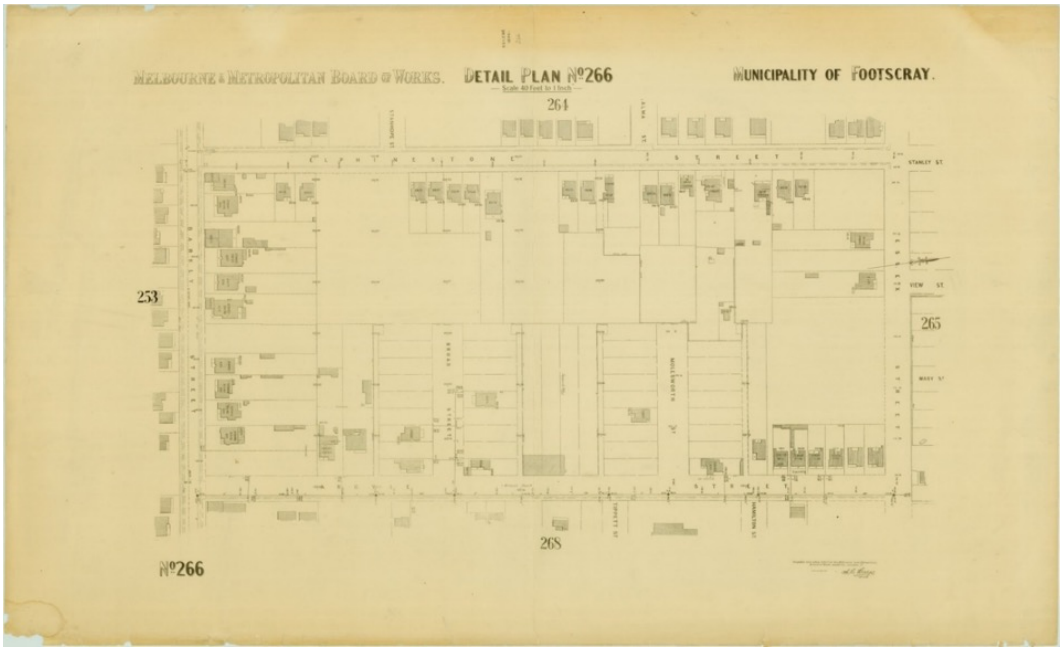
By 1955, the street was almost full; there was a house under construction and just one vacant block left on the south side, and two on the north [*Sands and McDougall Directory*, p406]. Only one vacant block remained in 1960 on the south side at number seventeen, where a two-storey brick villa was constructed several years later. The street's pattern of occupancy, which started slowly during the inter-war years and gained pace into the post-war period, is reflected in the

housing styles today, which range from gabled and hipped modest, weatherboard bungalows to compact, functional L-shaped designs of mostly weatherboard construction.

Molesworth Court

The Board of Works plan of Upper Footscray prepared in c.1894 identifies 'Molesworth Street' and shows it as a short, straight turn off from Argyle Street that terminates in a dead-end behind a property facing Elphinstone Street. When the street first appears in the Sands and McDougall Directory in 1900 it is listed as 'vacant' with a 'fence' at the west end [p309]. This entry is repeated in 1905 and then the street disappears from the listings for several years. When the MMBW Detail Plan No.266 is prepared in 1925 the street is still identified as 'Molesworth Street' and retains the same straight configuration. By now however, it has two houses at the east end, both of modest weatherboard construction with gabled corrugated iron roofs. The house at number 2 interfaces with Argyle Street and appears to have originally incorporated a shop, which has since been altered. This was the home of Mrs Julia Livingstone, who lived here until around 1945 [*Sands & McDougall*, p385]. The house at number 1, owned by railway employee William Hansford, remained in the family until at least 1975 [various *Sands & McDougall* listings].

The MMBW plan of 1925 also indicates that the deep allotments backing onto the end of the street from Elphinstone Street had been subdivided since c.1894, creating one large square area land. This would soon be incorporated into the end of Molesworth Street to create 'Molesworth Court'. According to the *Sands & McDougall Directory*, this happens sometime after 1925 but before 1930 [1925 p447; 1930 p361]. During this short space of time an additional twelve weatherboard houses are built in the street – numbers 4 to 16 on the north side, and 3 to 11 on the south side – all sharing the characteristic features of bungalow style houses of the inter-war period. Some of the houses are exactly the same, for example numbers 1 and 8; 4, 10 and 11; and 12 and 14, suggesting that a single builder/developer was responsible for this burst of activity. When number 9 was advertised for auction in 1941, the address given was Molesworth Street indicating that 'court' and 'street' were still inter-changeable. The house was described as a double-fronted weatherboard of just four rooms, with all conveniences and services connected, and concrete paths, on land with a 33ft frontage and depth of 105ft [*Age*, 15 November 1941 p2].



MMBW Plan No. 266 showing Molesworth Street with just two houses when the plan was drawn in the 1920s. Map Collection State Library of Victoria

By 1940, the court had two more houses. These were built on the land formerly associated with Elphinstone Street and now incorporated into Molesworth Court to form a cul-de-sac. The last five houses were not built until the 1960s and

1970s, and for some of this time the land at 15-17, at the end of Molesworth Court, was occupied by tennis courts [*Sands & McDougall* 1970 p141; 1975 p418].

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'Bottomley's Paddock Footscray', January 1855. Map Collection, State Library of Victoria
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'Maidstone Estate', wood engraving print from *Illustrated Melbourne News*, 30 January 1858. Picture Collection, State

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MMBW Plan No.1 c.1894 [Upper Footscray]; Detail Plan No.3915, 1930 [Wallace Street]
MMBW Detail Plan No.259, 1928 [Wellington Street, Napoleon Street, Gibbs Street, Yardley Court]
MMBW Detail Plan No.262, 1938 [Palmerston Street]; Detail Plan No.263, 1928 [Hope, Harold/Barton, Stanley Street]
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MMBW Detail Plan No.266, 1925 [Molesworth Street/Court]
'Mr Thomson's Homestead and Garden Lands … Upper Footscray', c.1859. Map Collection, State Library of Victoria
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Sydney C10 Plan, Section 16 Parish Plan, Cut Paw Paw, County of Bourke. PROV VPRS 8168/P
Houses on the Ashburton Estate built by the Housing Commission of Victoria. Photographer Lyle Fowler 1891-1969, Photo March 27, 1953. Collection, State Library of Victoria

Thematic Context:

4. Primary Production

    4.2 Farming [livestock]

9. Planning and Developing Urban Settlements

    9.2 Private subdivisions and villages in the nineteenth century

    9.5 Twentieth century residential development

    9.6.4 Housing Commission of Victoria

    9.8 Providing shops and retail facilities

10. Migration

Comparative Precincts:

Comparative inter-war and post-war precincts within the City of Maribyrnong which serve to highlight the special heritage values of the Bottomley's Paddock Inter-war and Post-war Residential Precinct. A survey of existing HOs in Maribyrnong failed to locate any other Housing Commission of Victoria houses. Those included in this precinct are therefore the only examples on the City of Maribyrnong Heritage Overlay.

West Footscray Inter-war and Post-war Residential Precinct (Proposed)
The Bottomley's Paddock and West Footscray precincts were developed during the inter-war and post-war years, although speculative subdivision activity occurred much earlier on the Bottomley's Paddock land. This remains evident in some of the street patterns and names, which remain from the nineteenth century. Both precincts are characterised by houses with garden settings, consistent setbacks, side driveways, low front fences, nature strips and street trees. and mostly concrete kerbs and gutters. The West Footscray Precinct, which is located on the south side of Barkly Street, includes three streets, (Neil, Hartley and First), with a high proportion of inter-war Californian Bungalows intermixed with a number of comparatively unadorned variations of bungalow forms built in the Austere, functional style of the immediate post-war years. The majority are of weatherboard construction, but there are also examples in red and cream brick, with some built or later modified by post-war migrants. The West Footscray Precinct also has two streets, Berthandra Court and Rondell Avenue, which were subdivided in the post-war years. They have streetscapes of homogenous brick veneer houses. While Bottomley's Paddock has some fine example of post-war brick veneer houses, they scattered throughout

the precinct. Bottomley's Paddock Precinct includes two inter-war shop houses, whereas the West Footscray Precinct is entirely residential and also includes four, two-storey blocks of post-war brick flats. Bottomley's Paddock Precinct includes a small number of modest bungalow style houses built in the immediate post-war years by the Housing Commission Victoria.

Tottenham Post-war Industrial Area Housing Precinct (Proposed)
The Tottenham Post-war Industrial Area Housing Precinct is located on the south side of Tottenham Railway Station. It includes a number of weatherboard Californian style bungalow houses which date to the late 1930s, but most of the precinct's building stock is characterised by the simpler, austere bungalow style of the wartime and post-war period. Like those of the inter-war period Californian Bungalows, they reflect the inter-war suburban ideal of a home free-standing in a garden setting on a regular size allotment with side drive and garage. The streets include front nature strips and concrete gutters, kerbs and paths. Both precincts reflect the modest, economic and unadorned style which proliferated during the period of austerity immediately after the World War II. Unlike the Bottomley's Paddock Precinct there are no houses of brick construction and building activity does not extend into the 1960s.

Centennial & Duke Streets Inter-war and Post-war Residential Precinct (Proposed)
The streets in the Duke and Centennial Precinct began to develop at the same time as those in the much larger Bottomley's Paddock Precinct. Both illustrate the progression of West Footscray's bungalow house forms, from the early inter-war years through to the immediate and later post-war period. The small number of examples in Centennial Street share the principal features of houses in the Bottomley's Paddock Precinct but are compact, humbler interpretations of the styles, having been built on much smaller blocks of land subdivided for workers housing in the nineteenth century, with their allotment size remaining unchanged. As a consequence, the garden settings, side drives and nature strips, which are typical of inter-war subdivisions and characteristic of the Bottomley's Paddock Precinct, are not provided. The street has a small number of plain, gable-fronted, inter-war weatherboard Californian Bungalows, however the majority of houses are L-shaped, post-war variations built in the stripped-back functional style that reflects the austerity of these years. These are starker responses to the constraints of the period, emphasized by their lack of chimneys and their settings on smaller allotments. By comparison, similar austere style bungalows in the Bottomley's Paddock Precinct tend to stand in more generous garden settings on larger blocks in wider streets with nature strips and invariably include side drives and brick chimneys, and some houses are of brick construction. Duke Street's mixed streetscape of just eight houses illustrate inter-war and post-war variations of the bungalow form from the weatherboard Californian Bungalow and austere styles to multi-fronted brick veneers of the more prosperous later post-war period. Their larger allotment sizes relate to a different subdivision history associated with the activities of a nearby quarry, which later served as a municipal tip.

Queensville Estate (HO8)
Just like the Bottomley's Paddock Precinct, this large precinct bounded by Williamstown, Geelong and Somerville roads represents two distinct periods in West Footscray's development. Both estates were created as speculative subdivisions during the nineteenth century with their allotments promoted as investments or as ideal home sites for workers. Both however did not begin to develop with housing until the twentieth century and retained their original nineteenth century plan. The Queensville Estate, however is defined by narrower streets, which do not allow for nature strips and relatively small allotments. Both are typified by modest, free-standing inter-war weatherboard houses with common setbacks from front and side boundaries, no provision for on-site car parking. The Queensville Estate includes a mixture of Edwardian and Californian bungalow dwellings. The Bottomley's Paddock Precinct combines Californian Bungalow and post-war austere bungalow forms intermixed with scatterings of post-war brick veneer houses, as well as two inter-war shop houses and a small number of modest bungalow style houses built in the immediate post-war years by the Housing Commission Victoria, all of which represent a later period when West Footscray's worker housing was spreading to the other side of Geelong Road and developing through to the post-war years.

Hansen Inter-war Residential Precinct (Proposed)
The Bottomley's Paddock Precinct includes a number of late inter-war weatherboard Californian Bungalows which display similar features to those of the Hansen Inter-war Residential Precinct developed by local builder and timber mill owner, Anders Hansen. These distinctive features include similar roof forms, tripartite sash windows with leadlights to upper panes, verandah piers and columns in Spanish Mission, Old English and Classical Revival styles.

Recommendations:
Recommended for inclusion in the Heritage Overlay as a new precinct of several parts, to the extent of the whole precinct as defined by the accompanying mapping.

Extent of curtilage:
The whole of the precinct to the extent of the mapping shown above.

Significant features:
Homogenous streetscapes with single storey housing, consistent front and side setbacks, garden settings and side drives, and nature strips with street trees, including fine examples of Paperbark trees in Palmerston Street. View, Hope and part of Barton Streets have bluestone kerbs and gutters.

Schedule:

External paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences and Outbuildings	No
Prohibited uses	No
Aboriginal Heritage Place	No

Other recommendations:
That 69 Alma Street, West Footscray is assessed for inclusion in a precinct in the future.

Table: Contributory and non-contributory places:

Number	Street	Suburb	Significance
1	Barton Street	West Footscray	Contributory
2	Barton Street	West Footscray	Contributory
3	Barton Street	West Footscray	Contributory
4	Barton Street	West Footscray	Contributory
5	Barton Street	West Footscray	Contributory
6	Barton Street	West Footscray	Contributory
7	Barton Street	West Footscray	Contributory
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9	Barton Street	West Footscray	Contributory
10	Barton Street	West Footscray	Contributory
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12	Barton Street	West Footscray	Contributory
13	Barton Street	West Footscray	Contributory
14	Barton Street	West Footscray	Contributory
15	Barton Street	West Footscray	Contributory
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17	Barton Street	West Footscray	Contributory
18	Barton Street	West Footscray	Contributory
19	Barton Street	West Footscray	Contributory
20	Barton Street	West Footscray	Contributory
21	Barton Street	West Footscray	Contributory
22	Barton Street	West Footscray	Contributory
23	Barton Street	West Footscray	Contributory

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Number	Street	Suburb	Significance
24	Barton Street	West Footscray	Contributory
25	Barton Street	West Footscray	Contributory
26	Barton Street	West Footscray	Contributory
27	Barton Street	West Footscray	Contributory
28	Barton Street	West Footscray	Contributory
29	Barton Street	West Footscray	Contributory
30	Barton Street	West Footscray	Contributory
31	Barton Street	West Footscray	Contributory
32	Barton Street	West Footscray	Contributory
33	Barton Street	West Footscray	Contributory
34	Barton Street	West Footscray	Contributory
1	Hope Street	West Footscray	Non-Contributory
2	Hope Street	West Footscray	Contributory
2A	Hope Street	West Footscray	Contributory
3	Hope Street	West Footscray	Contributory
4	Hope Street	West Footscray	Contributory
5	Hope Street	West Footscray	Contributory
6	Hope Street	West Footscray	Contributory
7	Hope Street	West Footscray	Contributory
8	Hope Street	West Footscray	Non-Contributory
9	Hope Street	West Footscray	Contributory
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13	Hope Street	West Footscray	Contributory
14	Hope Street	West Footscray	Contributory
15	Hope Street	West Footscray	Contributory
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19	Hope Street	West Footscray	Contributory
20	Hope Street	West Footscray	Non -Contributory
21	Hope Street	West Footscray	Contributory
22	Hope Street	West Footscray	Contributory
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24	Hope Street	West Footscray	Contributory
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30	Hope Street	West Footscray	Contributory
31	Hope Street	West Footscray	Contributory
32	Hope Street	West Footscray	Contributory
33	Hope Street	West Footscray	Contributory
1	Molesworth Court	West Footscray	Contributory
2	Molesworth Court	West Footscray	Contributory
3	Molesworth Court	West Footscray	Contributory
4	Molesworth Court	West Footscray	Contributory
5	Molesworth Court	West Footscray	Contributory
6	Molesworth Court	West Footscray	Contributory

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Number	Street	Suburb	Significance
7	Molesworth Court	West Footscray	Contributory
8	Molesworth Court	West Footscray	Contributory
9	Molesworth Court	West Footscray	Contributory
10	Molesworth Court	West Footscray	Contributory
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12	Molesworth Court	West Footscray	Contributory
13	Molesworth Court	West Footscray	Non-Contributory
14	Molesworth Court	West Footscray	Contributory
15	Molesworth Court	West Footscray	Contributory
16	Molesworth Court	West Footscray	Contributory
17	Molesworth Court	West Footscray	Non-Contributory
18	Molesworth Court	West Footscray	Contributory
19	Molesworth Court	West Footscray	Contributory
20	Molesworth Court	West Footscray	Contributory
21	Molesworth Court	West Footscray	Contributory
1	Napoleon Street	West Footscray	Contributory
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9	Napoleon Street	West Footscray	Contributory
10	Napoleon Street	West Footscray	Non-Contributory
11	Napoleon Street	West Footscray	Contributory
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22	Napoleon Street	West Footscray	Contributory
23	Napoleon Street	West Footscray	Non-Contributory
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25	Napoleon Street	West Footscray	Non-Contributory
26	Napoleon Street	West Footscray	Contributory
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31	Napoleon Street	West Footscray	Non-Contributory
32	Napoleon Street	West Footscray	Contributory
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37	Napoleon Street	West Footscray	Contributory
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Number	Street	Suburb	Significance
39	Napoleon Street	West Footscray	Contributory
40	Napoleon Street	West Footscray	Contributory
41	Napoleon Street	West Footscray	Contributory
43	Napoleon Street	West Footscray	Contributory
44	Napoleon Street	West Footscray	Contributory
45	Napoleon Street	West Footscray	Non-Contributory
46	Napoleon Street	West Footscray	Contributory
47	Napoleon Street	West Footscray	Contributory
48A	Napoleon Street	West Footscray	Non-Contributory
48B	Napoleon Street	West Footscray	Non-Contributory
48C	Napoleon Street	West Footscray	Non-Contributory
49	Napoleon Street	West Footscray	Contributory
50	Napoleon Street	West Footscray	Non-Contributory
51	Napoleon Street	West Footscray	Contributory
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53	Napoleon Street	West Footscray	Contributory
54	Napoleon Street	West Footscray	Non-Contributory
55	Napoleon Street	West Footscray	Non-Contributory
56	Napoleon Street	West Footscray	Contributory
57	Napoleon Street	West Footscray	Contributory
58A	Napoleon Street	West Footscray	Non-Contributory
58B	Napoleon Street	West Footscray	Non-Contributory
59	Napoleon Street	West Footscray	Non-Contributory
60	Napoleon Street	West Footscray	Non-Contributory
2/61	Napoleon Street	West Footscray	Non-Contributory
1/61	Napoleon Street	West Footscray	Non-Contributory
62	Napoleon Street	West Footscray	Contributory
63	Napoleon Street	West Footscray	Contributory
64	Napoleon Street	West Footscray	Contributory
1/65	Napoleon Street	West Footscray	Contributory
2/65	Napoleon Street	West Footscray	Non-contributory
72	Napoleon Street	West Footscray	Non-Contributory
74	Napoleon Street	West Footscray	Contributory
76	Napoleon Street	West Footscray	Contributory
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80	Napoleon Street	West Footscray	Contributory
82	Napoleon Street	West Footscray	Contributory
84	Napoleon Street	West Footscray	Contributory
1	Palmerston Street	West Footscray	Contributory
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Number	Street	Suburb	Significance
14	Palmerston Street	West Footscray	Contributory
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43	Palmerston Street	West Footscray	Contributory
45	Palmerston Street	West Footscray	Contributory
47	Palmerston Street	West Footscray	Contributory
1	Stanley Street	West Footscray	Contributory
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21	Stanley Street	West Footscray	Contributory

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Number	Street	Suburb	Significance
22	Stanley Street	West Footscray	Non-Contributory
23	Stanley Street	West Footscray	Contributory
24	Stanley Street	West Footscray	Contributory
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27	Stanley Street	West Footscray	Contributory
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29	Stanley Street	West Footscray	Contributory
30	Stanley Street	West Footscray	Non-Contributory
31	Stanley Street	West Footscray	Contributory
32	Stanley Street	West Footscray	Contributory
33	Stanley Street	West Footscray	Contributory
34	Stanley Street	West Footscray	Non-Contributory
3	Tucker Street	West Footscray	Contributory
4	Tucker Street	West Footscray	Contributory
5	Tucker Street	West Footscray	Non-Contributory
6	Tucker Street	West Footscray	Contributory
7	Tucker Street	West Footscray	Contributory
8	Tucker Street	West Footscray	Contributory
9	Tucker Street	West Footscray	Contributory
10	Tucker Street	West Footscray	Contributory
11	Tucker Street	West Footscray	Contributory
12	Tucker Street	West Footscray	Contributory
13	Tucker Street	West Footscray	Contributory
14	Tucker Street	West Footscray	Contributory
15	Tucker Street	West Footscray	Contributory
16	Tucker Street	West Footscray	Contributory
17	Tucker Street	West Footscray	Non-Contributory
18	Tucker Street	West Footscray	Contributory
19	Tucker Street	West Footscray	Contributory
20	Tucker Street	West Footscray	Contributory
21	Tucker Street	West Footscray	Non-Contributory
22	Tucker Street	West Footscray	Contributory
23	Tucker Street	West Footscray	Non-Contributory
24	Tucker Street	West Footscray	Contributory
25	Tucker Street	West Footscray	Contributory
26	Tucker Street	West Footscray	Contributory
27	Tucker Street	West Footscray	Contributory
28	Tucker Street	West Footscray	Contributory
29	Tucker Street	West Footscray	Contributory
30	Tucker Street	West Footscray	Contributory
31	Tucker Street	West Footscray	Non-Contributory
32	Tucker Street	West Footscray	Contributory
33	Tucker Street	West Footscray	Contributory
34	Tucker Street	West Footscray	Contributory
36	Tucker Street	West Footscray	Contributory
2	View Street	West Footscray	Contributory
4	View Street	West Footscray	Contributory
6	View Street	West Footscray	Contributory
8	View Street	West Footscray	Contributory
10	View Street	West Footscray	Contributory

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Number	Street	Suburb	Significance
12	View Street	West Footscray	Contributory
14	View Street	West Footscray	Contributory
16	View Street	West Footscray	Contributory
18	View Street	West Footscray	Contributory
20	View Street	West Footscray	Contributory
22	View Street	West Footscray	Contributory
24	View Street	West Footscray	Contributory
26	View Street	West Footscray	Contributory
28	View Street	West Footscray	Contributory
30	View Street	West Footscray	Contributory
32	View Street	West Footscray	Contributory
34	View Street	West Footscray	Contributory
1	Wallace Street	Maidstone	Contributory
2	Wallace Street	Maidstone	Contributory
3	Wallace Street	Maidstone	Non-Contributory
4	Wallace Street	Maidstone	Contributory
5	Wallace Street	Maidstone	Contributory
6	Wallace Street	Maidstone	Contributory
7	Wallace Street	Maidstone	Contributory
8	Wallace Street	Maidstone	Contributory
9	Wallace Street	Maidstone	Contributory
11	Wallace Street	Maidstone	Contributory
12	Wallace Street	Maidstone	Contributory
13	Wallace Street	Maidstone	Contributory
14	Wallace Street	Maidstone	Contributory, plus Canary Island date palm
15	Wallace Street	Maidstone	Contributory
16 and 16A	Wallace Street	Maidstone	Non-Contributory
17	Wallace Street	Maidstone	Contributory
18	Wallace Street	Maidstone	Contributory
19	Wallace Street	Maidstone	Contributory
20	Wallace Street	Maidstone	Contributory
21	Wallace Street	Maidstone	Contributory
23	Wallace Street	Maidstone	Non-Contributory
24	Wallace Street	Maidstone	Contributory
25	Wallace Street	Maidstone	Contributory
26	Wallace Street	Maidstone	Contributory
27	Wallace Street	Maidstone	Contributory
27A	Wallace Street	Maidstone	Contributory
28	Wallace Street	Maidstone	Contributory
29	Wallace Street	Maidstone	Contributory
30	Wallace Street	Maidstone	Contributory
31	Wallace Street	Maidstone	Contributory
33	Wallace Street	Maidstone	Contributory
6	Wellington Street	West Footscray	Contributory
7	Wellington Street	West Footscray	Contributory
8	Wellington Street	West Footscray	Contributory
9	Wellington Street	West Footscray	Contributory
10	Wellington Street	West Footscray	Contributory
11	Wellington Street	West Footscray	Contributory
12	Wellington Street	West Footscray	Non-Contributory

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Number	Street	Suburb	Significance
13	Wellington Street	West Footscray	Non-Contributory
14	Wellington Street	West Footscray	Contributory
15	Wellington Street	West Footscray	Non-Contributory
16	Wellington Street	West Footscray	Contributory
17	Wellington Street	West Footscray	Non-Contributory
18	Wellington Street	West Footscray	Contributory
19-21	Wellington Street	West Footscray	Contributory
20	Wellington Street	West Footscray	Non-Contributory
20A	Wellington Street	West Footscray	Non-Contributory
22	Wellington Street	West Footscray	Contributory
23	Wellington Street	West Footscray	Contributory
24	Wellington Street	West Footscray	Contributory
25	Wellington Street	West Footscray	Contributory
26	Wellington Street	West Footscray	Contributory
27	Wellington Street	West Footscray	Contributory
28	Wellington Street	West Footscray	Contributory
29	Wellington Street	West Footscray	Contributory
30	Wellington Street	West Footscray	Contributory
31	Wellington Street	West Footscray	Contributory
32	Wellington Street	West Footscray	Contributory
33	Wellington Street	West Footscray	Non-Contributory
34	Wellington Street	West Footscray	Contributory
35	Wellington Street	West Footscray	Contributory
36	Wellington Street	West Footscray	Contributory
37	Wellington Street	West Footscray	Contributory
38	Wellington Street	West Footscray	Contributory
39	Wellington Street	West Footscray	Contributory
46	Wellington Street	West Footscray	Contributory
1/48	Wellington Street	West Footscray	Contributory
2/48	Wellington Street	West Footscray	Contributory
49	Wellington Street	West Footscray	Contributory
50	Wellington Street	West Footscray	Contributory
51	Wellington Street	West Footscray	Contributory
52	Wellington Street	West Footscray	Contributory
53	Wellington Street	West Footscray	Contributory
54	Wellington Street	West Footscray	Contributory
55	Wellington Street	West Footscray	Contributory
56	Wellington Street	West Footscray	Contributory
57	Wellington Street	West Footscray	Contributory
59	Wellington Street	West Footscray	Contributory
60	Wellington Street	West Footscray	Contributory
61	Wellington Street	West Footscray	Contributory
62	Wellington Street	West Footscray	Contributory
63	Wellington Street	West Footscray	Contributory
64	Wellington Street	West Footscray	Contributory
65	Wellington Street	West Footscray	Contributory
66	Wellington Street	West Footscray	Contributory
1-3/67	Wellington Street	West Footscray	Non-contributory
68	Wellington Street	West Footscray	Contributory
69	Wellington Street	West Footscray	Non-contributory
70	Wellington Street	West Footscray	Contributory

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Number	Street	Suburb	Significance
71	Wellington Street	West Footscray	Contributory
72	Wellington Street	West Footscray	Contributory
73	Wellington Street	West Footscray	Contributory
74	Wellington Street	West Footscray	Contributory
75	Wellington Street	West Footscray	Contributory
76	Wellington Street	West Footscray	Contributory
77	Wellington Street	West Footscray	Non-Contributory
78	Wellington Street	West Footscray	Contributory
79	Wellington Street	West Footscray	Contributory
81	Wellington Street	West Footscray	Contributory
83	Wellington Street	West Footscray	Contributory
85	Wellington Street	West Footscray	Contributory

Appendix B List of properties and maps for proposed precincts

Precinct number	Precinct name
1	Centennial & Duke Streets Inter-war and Post-war Residential Precinct
2	Laughton's Post-war Housing Precinct
3	Naismith & McCubbin Streets Inter-war Housing Precinct
4	Hansen Inter-war Residential Precinct
5	Summerhill Road Inter-war and Post-war Housing Precinct
6	West Footscray Inter-war and Post-war Residential Precinct
7	Tottenham Post-war Industrial Area Housing Precinct
8	Bottomley's Paddock Inter-war and Post-war Residential Precinct

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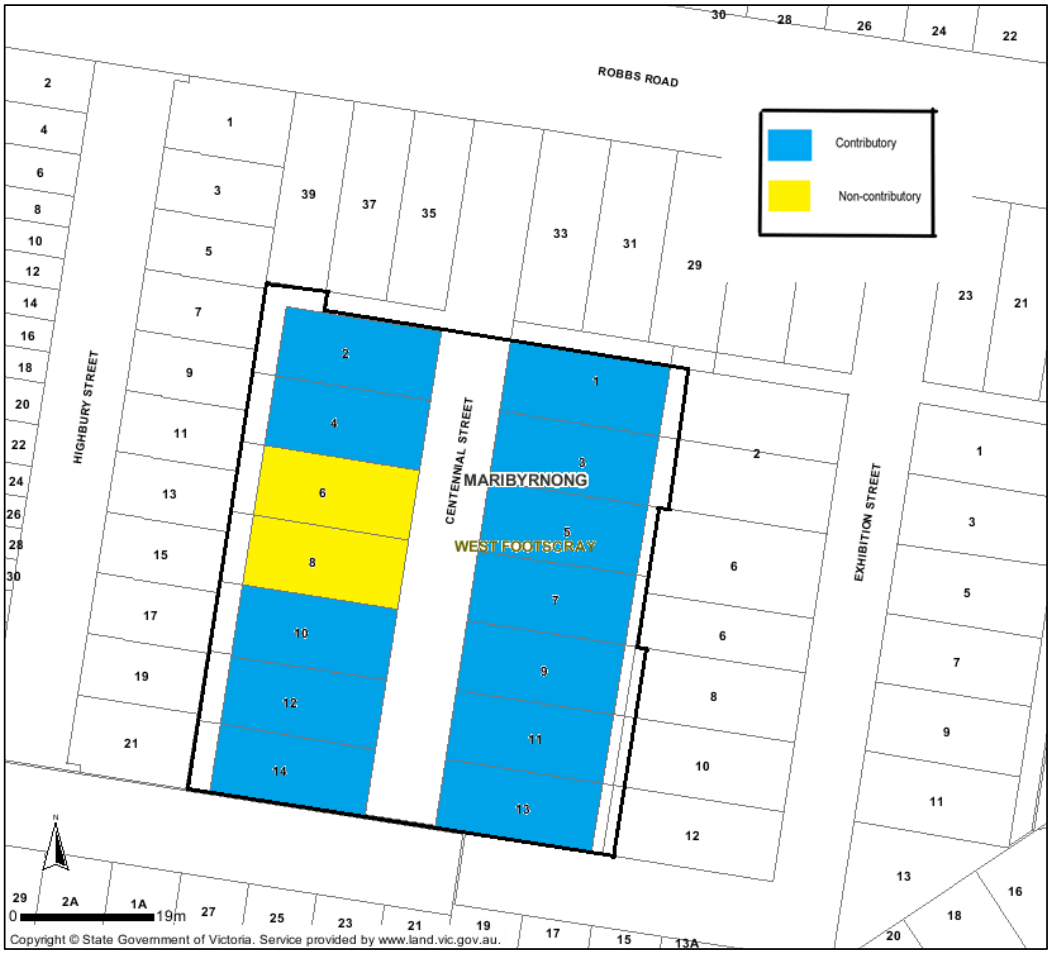
Precinct 1 Maps and Table.

Place name:	Centennial and Duke Streets Inter-war and Post-war Residential Precinct
Address:	1-14 Centennial Street and 1, 2, 4, 6, 8, 10, 12, 14 Duke Street, West Footscray

Map:



Precinct 1. Centennial & Duke Streets Inter-war and Post-war Residential Precinct (1)

Precinct 1. Centennial & Duke Streets Inter-war and Post-war Residential Precinct (2)

Table: contributory and non-contributory properties:

Number	Street	Suburb	Significance
1	Centennial Street	West Footscray	Contributory
2	Centennial Street	West Footscray	Contributory
3	Centennial Street	West Footscray	Contributory
4	Centennial Street	West Footscray	Contributory
5	Centennial Street	West Footscray	Contributory
6	Centennial Street	West Footscray	Non-Contributory
7	Centennial Street	West Footscray	Contributory
8	Centennial Street	West Footscray	Non-Contributory
9	Centennial Street	West Footscray	Contributory
10	Centennial Street	West Footscray	Contributory
11	Centennial Street	West Footscray	Contributory
12	Centennial Street	West Footscray	Contributory
13	Centennial Street	West Footscray	Contributory
14	Centennial Street	West Footscray	Contributory
1	Duke Street	West Footscray	Contributory
2	Duke Street	West Footscray	Contributory
4	Duke Street	West Footscray	Contributory
6	Duke Street	West Footscray	Contributory

Number	Street	Suburb	Significance
8	Duke Street	West Footscray	Contributory
10	Duke Street	West Footscray	Contributory
12	Duke Street	West Footscray	Contributory
14	Duke Street	West Footscray	Contributory

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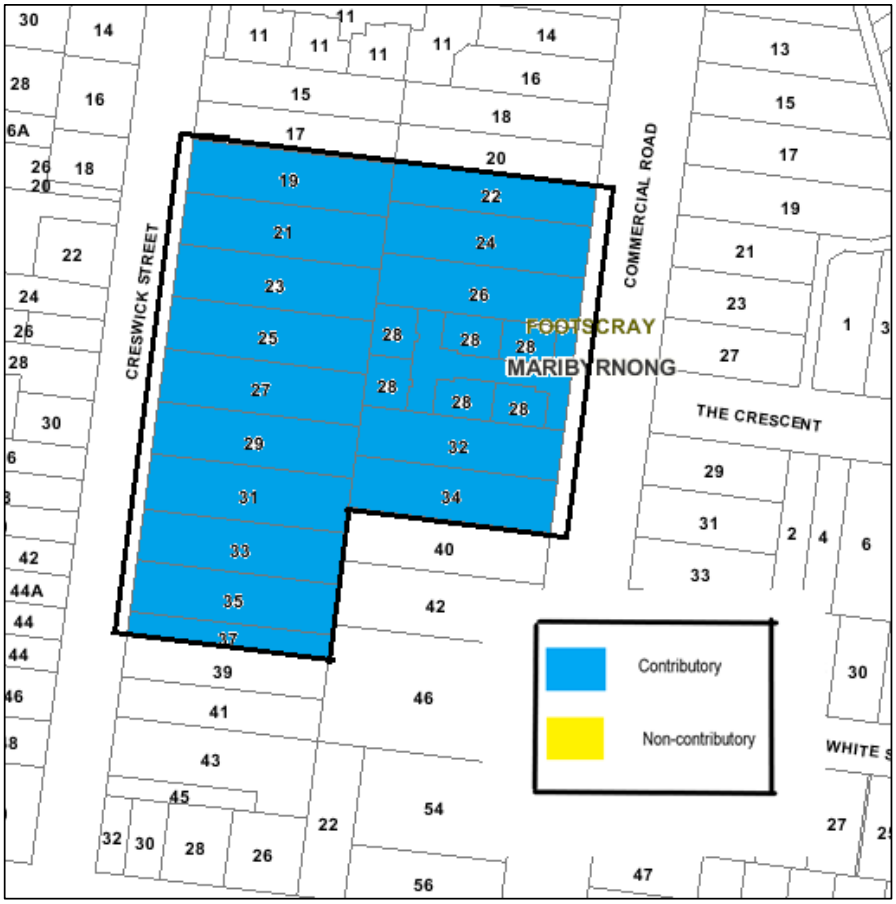
Precinct 2 Map and Table.

Place Name: Laughton's Post-war Housing Precinct

Address: 19-37 (odd numbers only) Creswick Street and 22-26 (even numbers only), 1-6/28, 32 and 34 Commercial Road, Footscray

Map:



Precinct 2. Laughton's Post-war housing precinct

Table: Contributory properties

Number	Street	Suburb	Significance
19	Creswick Street	Footscray	Contributory
21	Creswick Street	Footscray	Contributory
23	Creswick Street	Footscray	Contributory
25	Creswick Street	Footscray	Contributory
27	Creswick Street	Footscray	Contributory
29	Creswick Street	Footscray	Contributory
31	Creswick Street	Footscray	Contributory
33	Creswick Street	Footscray	Contributory

35	Creswick Street	Footscray	Contributory
37	Creswick Street	Footscray	Contributory
22	Commercial Rd	Footscray	Contributory
24	Commercial Rd	Footscray	Contributory
26	Commercial Rd	Footscray	Contributory
1/28	Commercial Rd	Footscray	Contributory
2/28	Commercial Rd	Footscray	Contributory
3/28	Commercial Rd	Footscray	Contributory
4/28	Commercial Rd	Footscray	Contributory
5/28	Commercial Rd	Footscray	Contributory
6/28	Commercial Rd	Footscray	Contributory
32	Commercial Rd	Footscray	Contributory
34	Commercial Rd	Footscray	Contributory

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Precinct 3 Maps and tables

Place Name: Naismith and McCubbin Streets Inter-war Housing Precinct

Address: 215 Ballarat Road, 1-6 and 8-22 (even numbers only) Naismith and 2-14 (even numbers only) McCubbin Streets, Footscray

Maps:

Precinct 3. Naismith & McCubbin Streets Inter-war Housing Precinct (1)

Precinct 3. Naismith & McCubbin Streets Inter-war Housing Precinct (2)

Table: Contributory and non-contributory properties

Address	Street	Suburb	Significance
1	Naismith St	Footscray	Contributory
2	Naismith St	Footscray	Contributory
3	Naismith St	Footscray	Contributory
4	Naismith St	Footscray	Contributory
5	Naismith St	Footscray	Contributory
6	Naismith St	Footscray	Contributory
8	Naismith St	Footscray	Contributory
10	Naismith St	Footscray	Contributory
12	Naismith St	Footscray	Contributory

14	Naismith St	Footscray	Contributory
16	Naismith St	Footscray	Contributory
18	Naismith St	Footscray	Contributory
20	Naismith St	Footscray	Contributory
22	Naismith St	Footscray	Contributory
215	Ballarat Rd	Footscray	Contributory
2	McCubbin St	Footscray	Contributory
4	McCubbin St	Footscray	Contributory
6	McCubbin St	Footscray	Contributory
8	McCubbin St	Footscray	Contributory
10	McCubbin St	Footscray	Contributory
12	McCubbin St	Footscray	Contributory
14	McCubbin St	Footscray	Contributory

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Precinct 4 Map and Table.

Place Name: Hansen Inter-war Residential Precinct

Address: Hansen Street and Nesnah Street, West Footscray

Map:

Precinct 4. Hansen Inter-war Residential Precinct

Table: Contributory and non-contributory properties

Street Number	Street Name	Suburb	Significance
2	Hansen Street	West Footscray	Contributory
4	Hansen Street	West Footscray	Contributory
5	Hansen Street	West Footscray	Contributory
6	Hansen Street	West Footscray	Contributory
7	Hansen Street	West Footscray	Contributory
8	Hansen Street	West Footscray	Contributory
9	Hansen Street	West Footscray	Contributory
10	Hansen Street	West Footscray	Contributory
11	Hansen Street	West Footscray	Contributory
12	Hansen Street	West Footscray	Contributory
13	Hansen Street	West Footscray	Contributory
14	Hansen Street	West Footscray	Contributory
15	Hansen Street	West Footscray	Non-Contributory
16	Hansen Street	West Footscray	Contributory
17	Hansen Street	West Footscray	Contributory

Street Number	Street Name	Suburb	Significance
18	Hansen Street	West Footscray	Contributory
19	Hansen Street	West Footscray	Non-Contributory
20	Hansen Street	West Footscray	Contributory
21	Hansen Street	West Footscray	Contributory
22	Hansen Street	West Footscray	Contributory
23	Hansen Street	West Footscray	Contributory
24	Hansen Street	West Footscray	Non-Contributory
25	Hansen Street	West Footscray	Contributory
26	Hansen Street	West Footscray	Contributory
27	Hansen Street	West Footscray	Contributory
28	Hansen Street	West Footscray	Contributory
29	Hansen Street	West Footscray	Contributory
30	Hansen Street	West Footscray	Contributory
31	Hansen Street	West Footscray	Contributory
32	Hansen Street	West Footscray	Contributory
33	Hansen Street	West Footscray	Contributory
34	Hansen Street	West Footscray	Contributory
35	Hansen Street	West Footscray	Contributory
36	Hansen Street	West Footscray	Contributory
37	Hansen Street	West Footscray	Non-Contributory
38	Hansen Street	West Footscray	Contributory
39	Hansen Street	West Footscray	Non-Contributory
40	Hansen Street	West Footscray	Contributory
41	Hansen Street	West Footscray	Contributory
42	Hansen Street	West Footscray	Contributory
43	Hansen Street	West Footscray	Contributory
44	Hansen Street	West Footscray	Contributory
45	Hansen Street	West Footscray	Contributory
46	Hansen Street	West Footscray	Contributory
47	Hansen Street	West Footscray	Contributory
49	Hansen Street	West Footscray	Contributory
51	Hansen Street	West Footscray	Contributory
53	Hansen Street	West Footscray	Contributory
55	Hansen Street	West Footscray	Contributory
57	Hansen Street	West Footscray	Contributory
59	Hansen Street	West Footscray	Contributory
61	Hansen Street	West Footscray	Contributory
63	Hansen Street	West Footscray	Contributory
65	Hansen Street	West Footscray	Contributory
67	Hansen Street	West Footscray	Contributory
69	Hansen Street	West Footscray	Contributory
71	Hansen Street	West Footscray	Non-Contributory
73	Hansen Street	West Footscray	Contributory
75	Hansen Street	West Footscray	Contributory
77	Hansen Street	West Footscray	Contributory
1	Nesnah Street	West Footscray	Contributory
1A	Nesnah Street	West Footscray	Contributory
2	Nesnah Street	West Footscray	Contributory
2A	Nesnah Street	West Footscray	Contributory
3	Nesnah Street	West Footscray	Contributory
4	Nesnah Street	West Footscray	Contributory

Street Number	Street Name	Suburb	Significance
5	Nesnah Street	West Footscray	Contributory
6	Nesnah Street	West Footscray	Contributory
8	Nesnah Street	West Footscray	Contributory
10	Nesnah Street	West Footscray	Contributory
12	Nesnah Street	West Footscray	Contributory
14	Nesnah Street	West Footscray	Contributory
16	Nesnah Street	West Footscray	Contributory
18	Nesnah Street	West Footscray	Contributory
17A	Robbs Road (Anders Park)	West Footscray	Contributory

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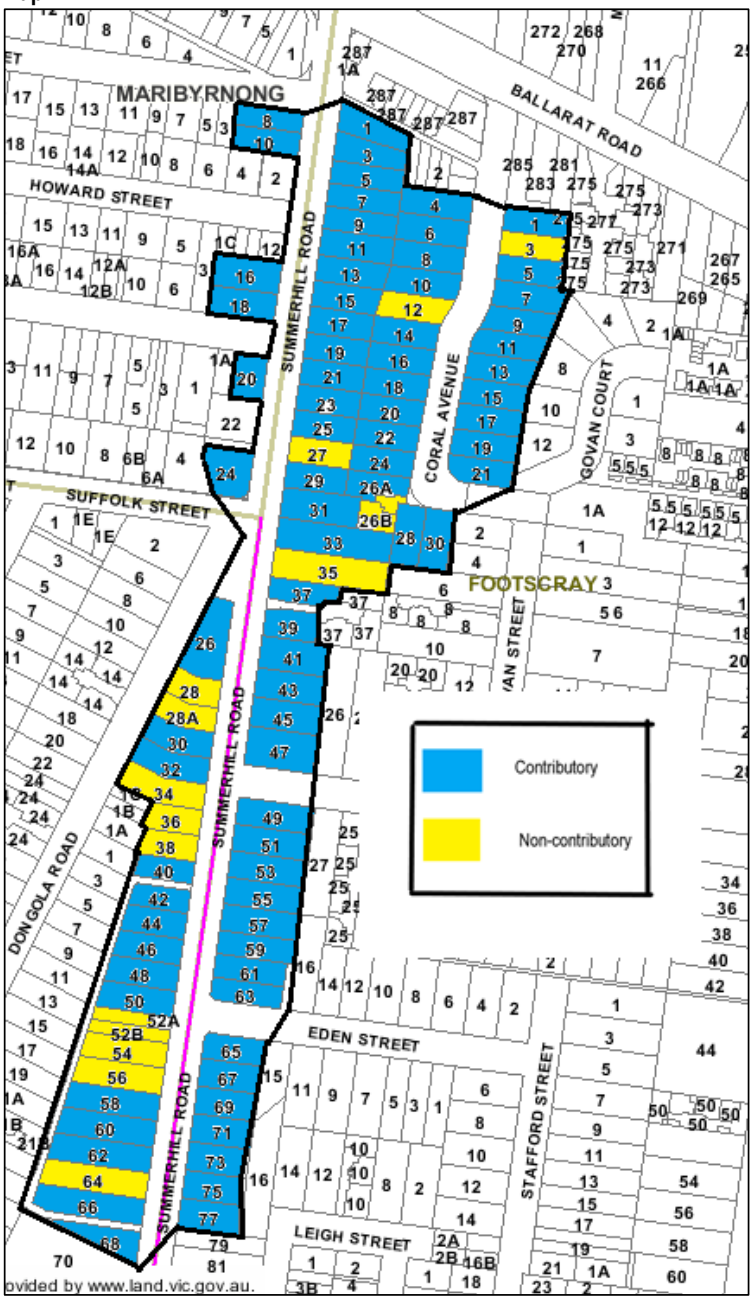
Precinct 5 Map and Table.

Place Name:	Summerhill Road Inter-war and Post-war Housing Precinct
Address:	1-77 Summerhill Road, Footscray, 8-24 Summerhill Road, Maidstone, and 26-68 Summerhill Road, West Footscray and 1-30 Coral Ave, Footscray

Map:



Precinct 5. Summerhill Road Inter-war and Post-war Housing Precinct (1)

Table: Contributory and non-contributory properties:

Number	Street	Suburb	Significance
1	Summerhill Rd	Footscray	Contributory
3	Summerhill Rd	Footscray	Contributory
5	Summerhill Rd	Footscray	Contributory
7	Summerhill Rd	Footscray	Contributory
8	Summerhill Rd	Maidstone	Contributory
9	Summerhill Rd	Footscray	Contributory
10	Summerhill Rd	Maidstone	Contributory
11	Summerhill Rd	Footscray	Contributory
13	Summerhill Rd	Footscray	Contributory
15	Summerhill Rd	Footscray	Contributory
16	Summerhill Rd	Maidstone	Contributory
17	Summerhill Rd	Footscray	Contributory
18	Summerhill Rd	Maidstone	Contributory
19	Summerhill Rd	Footscray	Contributory
20	Summerhill Rd	Maidstone	Contributory
21	Summerhill Rd	Footscray	Contributory
23	Summerhill Rd	Footscray	Contributory
24	Summerhill Rd	Maidstone	Contributory
25	Summerhill Rd	Footscray	Contributory
26	Summerhill Rd	West Footscray	Contributory
27	Summerhill Rd	Footscray	Non-contributory
28 and 28A	Summerhill Rd	West Footscray	Non-contributory
29	Summerhill Rd	Footscray	Contributory
30	Summerhill Rd	West Footscray	Contributory
31	Summerhill Rd	Footscray	Contributory
32	Summerhill Rd	West Footscray	Contributory
33	Summerhill Rd	Footscray	Contributory
34	Summerhill Rd	West Footscray	Non-contributory
35	Summerhill Rd	Footscray	Non-contributory
36	Summerhill Rd	West Footscray	Non-contributory
37	Summerhill Rd	Footscray	Contributory
38	Summerhill Rd	West Footscray	Non-contributory
39	Summerhill Rd	Footscray	Contributory
40	Summerhill Rd	West Footscray	Contributory
41	Summerhill Rd	Footscray	Contributory
42	Summerhill Rd	West Footscray	Contributory
43	Summerhill Rd	Footscray	Contributory
44	Summerhill Rd	West Footscray	Contributory
45	Summerhill Rd	Footscray	Contributory
46	Summerhill Rd	West Footscray	Contributory
47	Summerhill Rd	Footscray	Contributory
48	Summerhill Rd	West Footscray	Contributory
49	Summerhill Rd	Footscray	Contributory
50	Summerhill Rd	West Footscray	Contributory
51	Summerhill Rd	Footscray	Contributory
52A and B	Summerhill Rd	West Footscray	Non-contributory
53	Summerhill Rd	Footscray	Contributory
54	Summerhill Rd	West Footscray	Non-contributory
55	Summerhill Rd	Footscray	Contributory
56	Summerhill Rd	West Footscray	Non-contributory

57	Summerhill Rd	Footscray	Contributory
58	Summerhill Rd	West Footscray	Contributory
59	Summerhill Rd	Footscray	Contributory
60	Summerhill Rd	West Footscray	Contributory
61	Summerhill Rd	Footscray	Contributory
62	Summerhill Rd	West Footscray	Contributory
63	Summerhill Rd	Footscray	Contributory
64	Summerhill Rd	West Footscray	Non-contributory
65	Summerhill Rd	Footscray	Contributory
66	Summerhill Rd	West Footscray	Contributory
67	Summerhill Rd	Footscray	Contributory
68	Summerhill Rd	West Footscray	Contributory
69	Summerhill Rd	Footscray	Contributory
71	Summerhill Rd	Footscray	Contributory
73	Summerhill Rd	Footscray	Contributory
75	Summerhill Rd	Footscray	Contributory
77	Summerhill Rd	Footscray	Contributory
1	Coral Ave	Footscray	Contributory
3	Coral Ave	Footscray	Non-contributory
4	Coral Ave	Footscray	Contributory
5	Coral Ave	Footscray	Contributory
6	Coral Ave	Footscray	Contributory
7	Coral Ave	Footscray	Contributory
8	Coral Ave	Footscray	Contributory
9	Coral Ave	Footscray	Contributory
10	Coral Ave	Footscray	Contributory
11	Coral Ave	Footscray	Contributory
12	Coral Ave	Footscray	Non-contributory
13	Coral Ave	Footscray	Contributory
14	Coral Ave	Footscray	Contributory
15	Coral Ave	Footscray	Contributory
16	Coral Ave	Footscray	Contributory
17	Coral Ave	Footscray	Contributory
18	Coral Ave	Footscray	Contributory
19	Coral Ave	Footscray	Contributory
20	Coral Ave	Footscray	Contributory
21	Coral Ave	Footscray	Contributory
22	Coral Ave	Footscray	Contributory
24	Coral Ave	Footscray	Contributory
26A	Coral Ave	Footscray	Contributory
26B	Coral Ave	Footscray	Non-contributory
28	Coral Ave	Footscray	Contributory
30	Coral Ave	Footscray	Contributory

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Precinct 6 Map and Table.

Place name:	West Footscray Inter-war and Post-war Residential Precinct
Address:	Berthandra Court, First Street, Hartley Avenue, Neil Street, Rondell Avenue, West Footscray

Map:

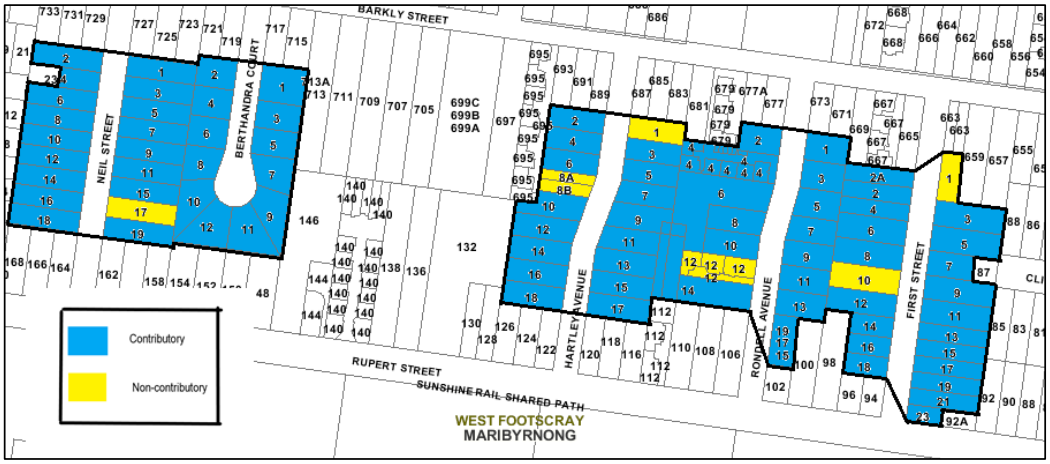

Table: Contributory and Non-Contributory properties

Number	Street	Suburb	Significance
1	Berthandra Court	West Footscray	Contributory
2	Berthandra Court	West Footscray	Contributory
3	Berthandra Court	West Footscray	Contributory
4	Berthandra Court	West Footscray	Contributory
5	Berthandra Court	West Footscray	Contributory
6	Berthandra Court	West Footscray	Contributory
7	Berthandra Court	West Footscray	Contributory
8	Berthandra Court	West Footscray	Contributory
9	Berthandra Court	West Footscray	Contributory
10	Berthandra Court	West Footscray	Contributory
11	Berthandra Court	West Footscray	Contributory
12	Berthandra Court	West Footscray	Contributory
1	First Street	West Footscray	Non-Contributory
2A	First Street	West Footscray	Contributory
2	First Street	West Footscray	Contributory
3	First Street	West Footscray	Contributory
4	First Street	West Footscray	Contributory
5	First Street	West Footscray	Contributory
6	First Street	West Footscray	Contributory
7	First Street	West Footscray	Contributory
8	First Street	West Footscray	Contributory
9	First Street	West Footscray	Contributory
10	First Street	West Footscray	Non-Contributory
11	First Street	West Footscray	Contributory
12	First Street	West Footscray	Contributory

13	First Street	West Footscray	Contributory
14	First Street	West Footscray	Contributory
15	First Street	West Footscray	Contributory
16	First Street	West Footscray	Contributory
17	First Street	West Footscray	Contributory
18	First Street	West Footscray	Contributory
19	First Street	West Footscray	Contributory
21	First Street	West Footscray	Contributory
23	First Street	West Footscray	Contributory
1	Hartley Avenue	West Footscray	Non-Contributory
2	Hartley Avenue	West Footscray	Contributory
3	Hartley Avenue	West Footscray	Contributory
4	Hartley Avenue	West Footscray	Contributory
5	Hartley Avenue	West Footscray	Contributory
6	Hartley Avenue	West Footscray	Contributory
7	Hartley Avenue	West Footscray	Contributory
8A	Hartley Avenue	West Footscray	Non-Contributory
8B	Hartley Avenue	West Footscray	Non-Contributory
9	Hartley Avenue	West Footscray	Contributory
10	Hartley Avenue	West Footscray	Contributory
11	Hartley Avenue	West Footscray	Contributory
12	Hartley Avenue	West Footscray	Contributory
13	Hartley Avenue	West Footscray	Contributory
14	Hartley Avenue	West Footscray	Contributory
15	Hartley Avenue	West Footscray	Contributory
16	Hartley Avenue	West Footscray	Contributory
17	Hartley Avenue	West Footscray	Contributory
18	Hartley Avenue	West Footscray	Contributory
1	Neil Street	West Footscray	Contributory
2	Neil Street	West Footscray	Contributory
3	Neil Street	West Footscray	Contributory
4	Neil Street	West Footscray	Contributory
5	Neil Street	West Footscray	Contributory
6	Neil Street	West Footscray	Contributory
7	Neil Street	West Footscray	Contributory
8	Neil Street	West Footscray	Contributory
9	Neil Street	West Footscray	Contributory
10	Neil Street	West Footscray	Contributory
11	Neil Street	West Footscray	Contributory
12	Neil Street	West Footscray	Contributory
14	Neil Street	West Footscray	Contributory
15	Neil Street	West Footscray	Contributory
16	Neil Street	West Footscray	Contributory
17	Neil Street	West Footscray	Non-Contributory
18	Neil Street	West Footscray	Contributory
19	Neil Street	West Footscray	Contributory
1	Rondell Avenue	West Footscray	Contributory
2	Rondell Avenue	West Footscray	Contributory
3	Rondell Avenue	West Footscray	Contributory
1/4	Rondell Avenue	West Footscray	Contributory
2/4	Rondell Avenue	West Footscray	Contributory
3/4	Rondell Avenue	West Footscray	Contributory

4/4	Rondell Avenue	West Footscray	Contributory
5/4	Rondell Avenue	West Footscray	Contributory
6/4	Rondell Avenue	West Footscray	Contributory
5	Rondell Avenue	West Footscray	Contributory
6	Rondell Avenue	West Footscray	Contributory
6A	Rondell Avenue	West Footscray	Contributory
7	Rondell Avenue	West Footscray	Contributory
8	Rondell Avenue	West Footscray	Contributory
9	Rondell Avenue	West Footscray	Contributory
10	Rondell Avenue	West Footscray	Contributory
11	Rondell Avenue	West Footscray	Contributory
1/12	Rondell Avenue	West Footscray	Non-Contributory
2/12	Rondell Avenue	West Footscray	Non-Contributory
3/12	Rondell Avenue	West Footscray	Non-Contributory
13	Rondell Avenue	West Footscray	Contributory
14	Rondell Avenue	West Footscray	Contributory
14A	Rondell Avenue	West Footscray	Contributory
15	Rondell Avenue	West Footscray	Contributory
17	Rondell Avenue	West Footscray	Contributory
19	Rondell Avenue	West Footscray	Contributory

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Precinct 7 Maps and Table.

Place Name:	Tottenham Post-war Industrial Area Housing Precinct
Address:	Gwelo, Sredna Streets, 1-39 (odd numbers only) Dempster Street, 1-23, 25-41, 42-46, 43-59 (odd only) Fontein Street, 169-177 (odd only) Sunshine Road, 3A, 3B, 5, 7A, 7B Aliwal Street, 4-7, 10 Bizana Street, and 67, 71, 73 Cala Street, West Footscray

Maps:

Precinct 7. Tottenham Post-war Industrial Area Housing Precinct (1)

Precinct 7. Tottenham Post-war Industrial Area Housing Precinct (2)

Table: Contributory and non-contributory places

Number	Street	Suburb	Significance
1	Fontein St	West Footscray	Contributory
2	Fontein St	West Footscray	Contributory
3	Fontein St	West Footscray	Contributory
4	Fontein St	West Footscray	Contributory
5	Fontein St	West Footscray	Contributory
6	Fontein St	West Footscray	Contributory
7	Fontein St	West Footscray	Contributory
8	Fontein St	West Footscray	Contributory

9	Fontein St	West Footscray	Contributory
10a	Fontein St	West Footscray	Non-contributory
10b	Fontein St	West Footscray	Non- contributory
11	Fontein St	West Footscray	Contributory
12	Fontein St	West Footscray	Contributory
13	Fontein St	West Footscray	Contributory
14	Fontein St	West Footscray	Contributory
15	Fontein St	West Footscray	Contributory
16	Fontein St	West Footscray	Contributory
17	Fontein St	West Footscray	Contributory
18	Fontein St	West Footscray	Contributory
19	Fontein St	West Footscray	Contributory
20	Fontein St	West Footscray	Contributory
21	Fontein St	West Footscray	Contributory
22	Fontein St	West Footscray	Non-contributory
23	Fontein St	West Footscray	Non- contributory
25	Fontein St	West Footscray	Contributory
26	Fontein St	West Footscray	Contributory
27	Fontein St	West Footscray	Contributory
28	Fontein St	West Footscray	Contributory
29	Fontein St	West Footscray	Contributory
1/30	Fontein St	West Footscray	Contributory
2/30	Fontein St	West Footscray	Non- contributory
31	Fontein St	West Footscray	Contributory
32	Fontein St	West Footscray	Contributory
33	Fontein St	West Footscray	Contributory
34	Fontein St	West Footscray	Contributory
35	Fontein St	West Footscray	Contributory
36	Fontein St	West Footscray	Contributory
37	Fontein St	West Footscray	Contributory
38	Fontein St	West Footscray	Contributory
39	Fontein St	West Footscray	Contributory
40	Fontein St	West Footscray	Contributory
41	Fontein St	West Footscray	Contributory
42-46	Fontein St	West Footscray	Contributory
43	Fontein St	West Footscray	Contributory
45	Fontein St	West Footscray	Contributory
47	Fontein St	West Footscray	Contributory
49	Fontein St	West Footscray	Contributory
51	Fontein St	West Footscray	Contributory
53	Fontein St	West Footscray	Contributory
55	Fontein St	West Footscray	Contributory
57	Fontein St	West Footscray	Contributory
59	Fontein St	West Footscray	Non- contributory
1	Gwelo St	West Footscray	Contributory
2	Gwelo St	West Footscray	Contributory
3	Gwelo St	West Footscray	Contributory
4	Gwelo St	West Footscray	Contributory
5	Gwelo St	West Footscray	Contributory
6	Gwelo St	West Footscray	Contributory
7	Gwelo St	West Footscray	Contributory
8	Gwelo St	West Footscray	Non-Contributory
9	Gwelo St	West Footscray	Non-Contributory

10	Gwelo St	West Footscray	Contributory
11	Gwelo St	West Footscray	Contributory
12	Gwelo St	West Footscray	Contributory
12a	Gwelo St	West Footscray	Non- contributory
13	Gwelo St	West Footscray	Contributory
14	Gwelo St	West Footscray	Contributory
15	Gwelo St	West Footscray	Contributory
16	Gwelo St	West Footscray	Contributory
17	Gwelo St	West Footscray	Contributory
18	Gwelo St	West Footscray	Non-contributory
19	Gwelo St	West Footscray	Contributory
20	Gwelo St	West Footscray	Contributory
21	Gwelo St	West Footscray	Contributory
22	Gwelo St	West Footscray	Contributory
23	Gwelo St	West Footscray	Contributory
24	Gwelo St	West Footscray	Contributory
25	Gwelo St	West Footscray	Contributory
26	Gwelo St	West Footscray	Contributory
27	Gwelo St	West Footscray	Contributory
28	Gwelo St	West Footscray	Contributory
29	Gwelo St	West Footscray	Contributory
30	Gwelo St	West Footscray	Contributory
31	Gwelo St	West Footscray	Contributory
32	Gwelo St	West Footscray	Contributory
33	Gwelo St	West Footscray	Contributory
34	Gwelo St	West Footscray	Contributory
35	Gwelo St	West Footscray	Contributory
36	Gwelo St	West Footscray	Contributory
37	Gwelo St	West Footscray	Contributory
38	Gwelo St	West Footscray	Contributory
39	Gwelo St	West Footscray	Contributory
40	Gwelo St	West Footscray	Contributory
41	Gwelo St	West Footscray	Contributory
42	Gwelo St	West Footscray	Contributory
43	Gwelo St	West Footscray	Contributory
44	Gwelo St	West Footscray	Contributory
45	Gwelo St	West Footscray	Contributory
46	Gwelo St	West Footscray	Contributory
47	Gwelo St	West Footscray	Contributory
48	Gwelo St	West Footscray	Contributory
49	Gwelo St	West Footscray	Contributory
50	Gwelo St	West Footscray	Contributory
51	Gwelo St	West Footscray	Contributory
52	Gwelo St	West Footscray	Contributory
53	Gwelo St	West Footscray	Contributory
54	Gwelo St	West Footscray	Contributory
55	Gwelo St	West Footscray	Contributory
56	Gwelo St	West Footscray	Contributory
57	Gwelo St	West Footscray	Contributory
58	Gwelo St	West Footscray	Contributory
59	Gwelo St	West Footscray	Non-contributory
65	Gwelo St	West Footscray	Non-contributory
1	Dempster St	West Footscray	Contributory

3	Dempster St	West Footscray	Non-contributory
5	Dempster St	West Footscray	Contributory
7	Dempster St	West Footscray	Contributory
9	Dempster St	West Footscray	Contributory
11	Dempster St	West Footscray	Contributory
13	Dempster St	West Footscray	Contributory
15	Dempster St	West Footscray	Contributory
17	Dempster St	West Footscray	Contributory
19	Dempster St	West Footscray	Contributory
21	Dempster St	West Footscray	Contributory
23	Dempster St	West Footscray	Contributory
25	Dempster St	West Footscray	Contributory
27	Dempster St	West Footscray	Contributory
29	Dempster St	West Footscray	Contributory
31	Dempster St	West Footscray	Contributory
33	Dempster St	West Footscray	Contributory
35	Dempster St	West Footscray	Contributory
37	Dempster St	West Footscray	Contributory
39 (reserve)	Dempster St (reserve)	West Footscray	Contributory
1	Sredna St	West Footscray	Non-contributory
2	Sredna St	West Footscray	Contributory
3	Sredna St	West Footscray	Contributory
1/4	Sredna St	West Footscray	Contributory
2/4	Sredna St	West Footscray	Non-contributory
5	Sredna St	West Footscray	Contributory
6	Sredna St	West Footscray	Contributory
7	Sredna St	West Footscray	Contributory
8	Sredna St	West Footscray	Contributory
9	Sredna St	West Footscray	Contributory
10	Sredna St	West Footscray	Contributory
11	Sredna St	West Footscray	Contributory
12	Sredna St	West Footscray	Contributory
13	Sredna St	West Footscray	Contributory
14	Sredna St	West Footscray	Contributory
15	Sredna St	West Footscray	Contributory
16	Sredna St	West Footscray	Contributory
17	Sredna St	West Footscray	Contributory
18	Sredna St	West Footscray	Contributory
1/19	Sredna St	West Footscray	Non-contributory
2/19	Sredna St	West Footscray	Non-contributory
3/19	Sredna St	West Footscray	Non-contributory
20	Sredna St	West Footscray	Contributory
21	Sredna St	West Footscray	Contributory
22	Sredna St	West Footscray	Contributory
23	Sredna St	West Footscray	Contributory
24	Sredna St	West Footscray	Contributory
25	Sredna St	West Footscray	Non-Contributory
26	Sredna St	West Footscray	Contributory
27	Sredna St	West Footscray	Contributory
28a	Sredna St	West Footscray	Non-contributory
28b	Sredna St	West Footscray	Non-contributory
29	Sredna St	West Footscray	Contributory
30	Sredna St	West Footscray	Contributory

31	Sredna St	West Footscray	Contributory
32	Sredna St	West Footscray	Contributory
33	Sredna St	West Footscray	Contributory
34	Sredna St	West Footscray	Contributory
35	Sredna St	West Footscray	Contributory
36a	Sredna St	West Footscray	Non-contributory
36b	Sredna St	West Footscray	Non-contributory
1/37	Sredna St	West Footscray	Contributory
2/37	Sredna St	West Footscray	Non-contributory
38	Sredna St	West Footscray	Contributory
39	Sredna St	West Footscray	Contributory
40	Sredna St	West Footscray	Contributory
169	Sunshine Rd	West Footscray	Contributory
171	Sunshine Rd	West Footscray	Contributory
173	Sunshine Rd	West Footscray	Contributory
175	Sunshine Rd	West Footscray	Contributory
177	Sunshine Rd	West Footscray	Contributory
3a	Aliwal St	West Footscray	Non-contributory
3b	Aliwal St	West Footscray	Non-contributory
5	Aliwal St	West Footscray	Non-contributory
7a	Aliwal St	West Footscray	Non-contributory
7b	Aliwal St	West Footscray	Non-contributory
4	Bizana St	West Footscray	Non-contributory
5	Bizana St	West Footscray	Non-contributory
6	Bizana St	West Footscray	Non-contributory
7	Bizana St	West Footscray	Non-contributory
10	Bizana St	West Footscray	Non-contributory
67	Cala St	West Footscray	Non-contributory
71	Cala St	West Footscray	Non-contributory
73	Cala St	West Footscray	Non-contributory

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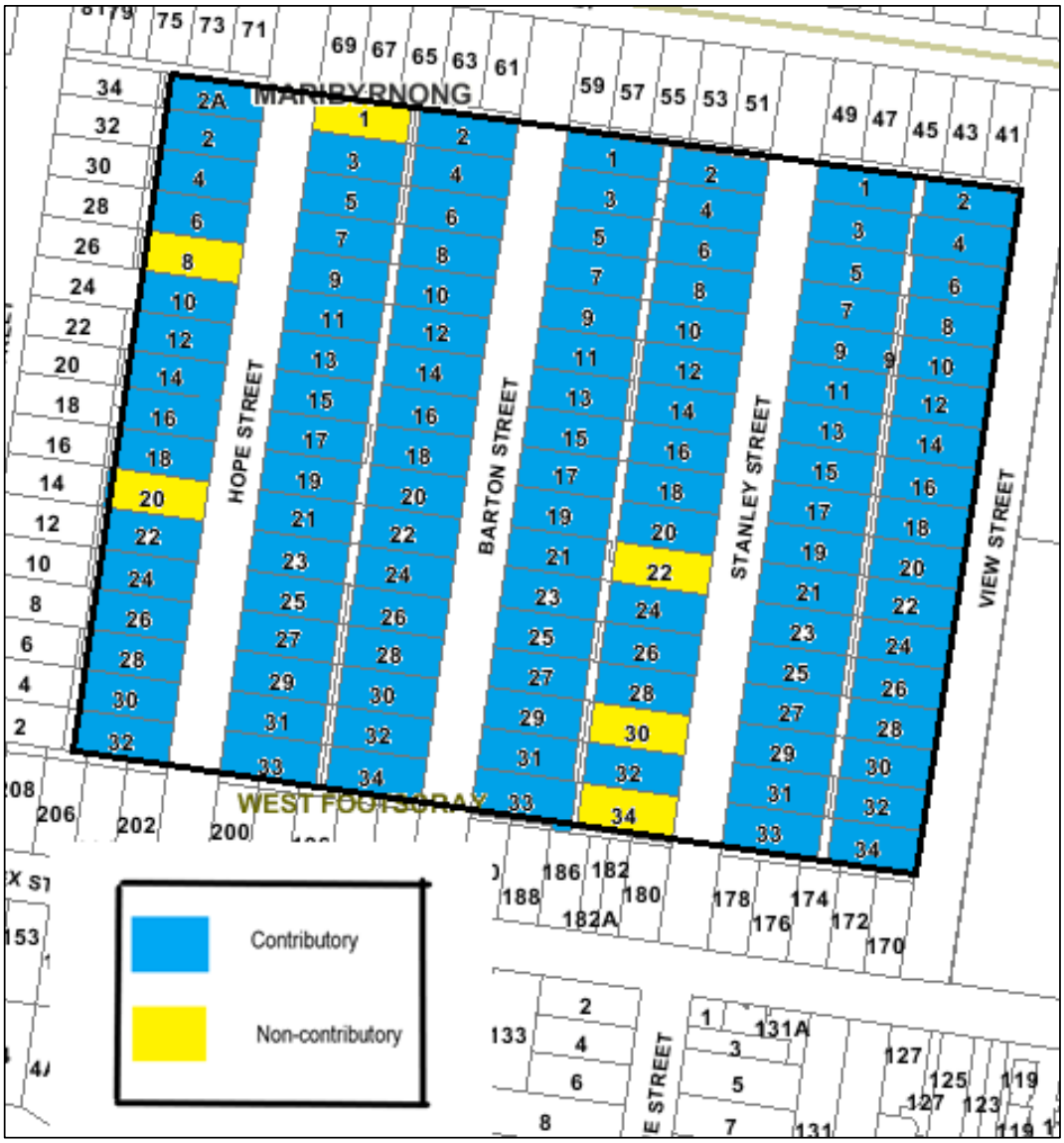
Precinct 8 Maps and Table.

Place name:	Bottomley's Paddock Inter-war and Post-war Residential Precinct
Address:	Barton Street, Hope Street, Molesworth Court, Napoleon Street, Palmerston Street, Stanley Street, Tucker Street, View Street, Wellington Street, West Footscray, and Wallace Street Maidstone

Map:



Precinct 8. Bottomley's Paddock Inter-war and Post-war Residential Precinct (1)

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Precinct 8. Bottomley's Paddock Inter-war and Post-war Residential Precinct (2)

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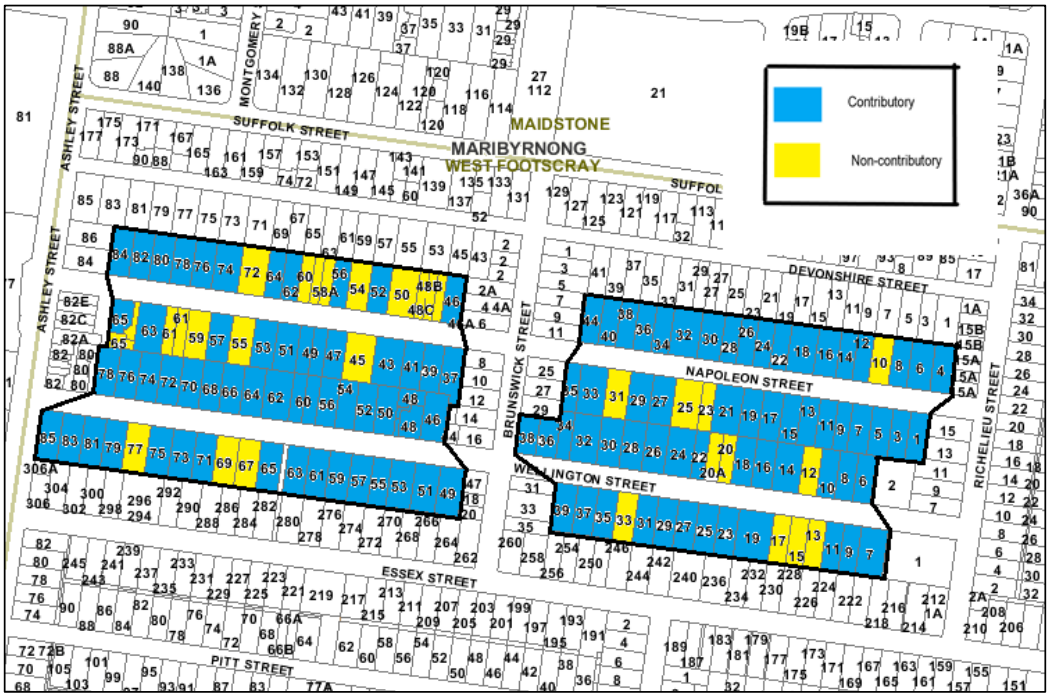

Precinct 8. Bottomley's Paddock Inter-war and Post-war Residential Precinct (3)

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Precinct 8. Bottomley's Paddock Inter-war and Post-war Residential Precinct (4)

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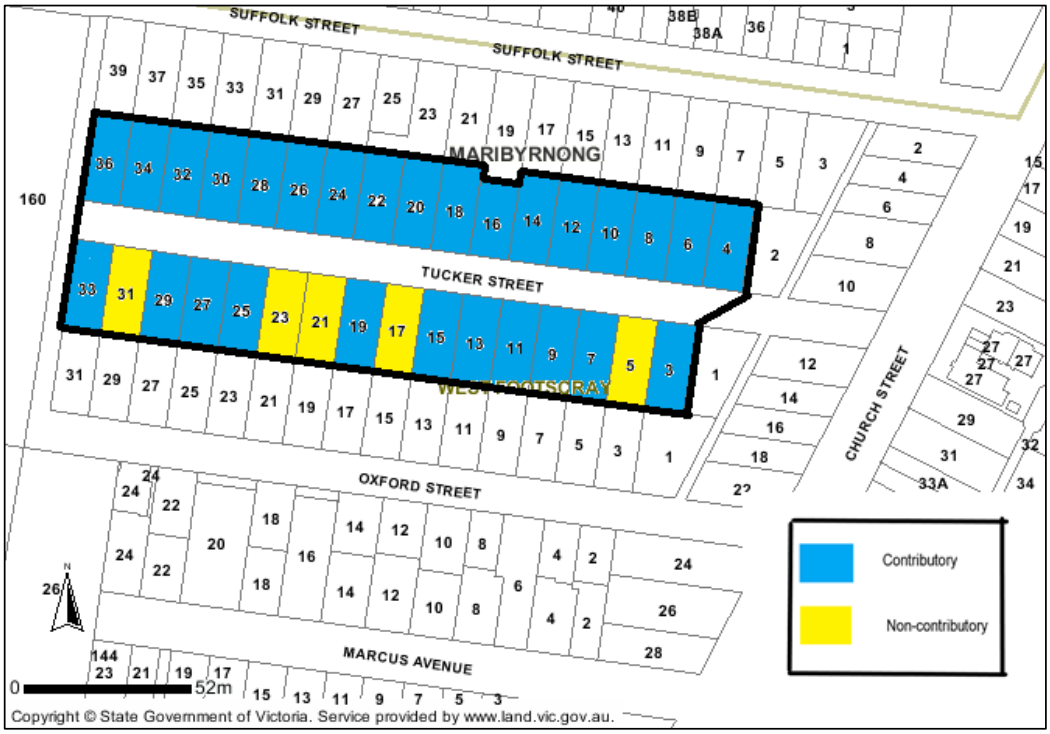

Precinct 8. Bottomley's Paddock Inter-war and Post-war Residential Precinct (5)

Precinct 8. Bottomley's Paddock Inter-war and Post-war Residential Precinct (6)

Table: Contributory and non-contributory properties:

Number	Street	Suburb	Significance
1	Barton Street	West Footscray	Contributory
2	Barton Street	West Footscray	Contributory
3	Barton Street	West Footscray	Contributory
4	Barton Street	West Footscray	Contributory
5	Barton Street	West Footscray	Contributory
6	Barton Street	West Footscray	Contributory
7	Barton Street	West Footscray	Contributory
8	Barton Street	West Footscray	Contributory
9	Barton Street	West Footscray	Contributory
10	Barton Street	West Footscray	Contributory
11	Barton Street	West Footscray	Contributory
12	Barton Street	West Footscray	Contributory
13	Barton Street	West Footscray	Contributory
14	Barton Street	West Footscray	Contributory
15	Barton Street	West Footscray	Contributory
16	Barton Street	West Footscray	Contributory
17	Barton Street	West Footscray	Contributory
18	Barton Street	West Footscray	Contributory
19	Barton Street	West Footscray	Contributory
20	Barton Street	West Footscray	Contributory
21	Barton Street	West Footscray	Contributory
22	Barton Street	West Footscray	Contributory
23	Barton Street	West Footscray	Contributory
24	Barton Street	West Footscray	Contributory
25	Barton Street	West Footscray	Contributory
26	Barton Street	West Footscray	Contributory
27	Barton Street	West Footscray	Contributory
28	Barton Street	West Footscray	Contributory
29	Barton Street	West Footscray	Contributory
30	Barton Street	West Footscray	Contributory
31	Barton Street	West Footscray	Contributory
32	Barton Street	West Footscray	Contributory
33	Barton Street	West Footscray	Contributory
34	Barton Street	West Footscray	Contributory
1	Hope Street	West Footscray	Non-Contributory
2	Hope Street	West Footscray	Contributory
2A	Hope Street	West Footscray	Contributory
3	Hope Street	West Footscray	Contributory
4	Hope Street	West Footscray	Contributory
5	Hope Street	West Footscray	Contributory
6	Hope Street	West Footscray	Contributory
7	Hope Street	West Footscray	Contributory
8	Hope Street	West Footscray	Non-Contributory
9	Hope Street	West Footscray	Contributory
10	Hope Street	West Footscray	Contributory
11	Hope Street	West Footscray	Contributory
12	Hope Street	West Footscray	Contributory
13	Hope Street	West Footscray	Contributory

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Number	Street	Suburb	Significance
14	Hope Street	West Footscray	Contributory
15	Hope Street	West Footscray	Contributory
16	Hope Street	West Footscray	Contributory
17	Hope Street	West Footscray	Contributory
18	Hope Street	West Footscray	Contributory
19	Hope Street	West Footscray	Contributory
20	Hope Street	West Footscray	Non-Contributory
21	Hope Street	West Footscray	Contributory
22	Hope Street	West Footscray	Contributory
23	Hope Street	West Footscray	Contributory
24	Hope Street	West Footscray	Contributory
25	Hope Street	West Footscray	Contributory
26	Hope Street	West Footscray	Contributory
27	Hope Street	West Footscray	Contributory
28	Hope Street	West Footscray	Contributory
29	Hope Street	West Footscray	Contributory
30	Hope Street	West Footscray	Contributory
31	Hope Street	West Footscray	Contributory
32	Hope Street	West Footscray	Contributory
33	Hope Street	West Footscray	Contributory
1	Molesworth Court	West Footscray	Contributory
2	Molesworth Court	West Footscray	Contributory
3	Molesworth Court	West Footscray	Contributory
4	Molesworth Court	West Footscray	Contributory
5	Molesworth Court	West Footscray	Contributory
6	Molesworth Court	West Footscray	Contributory
7	Molesworth Court	West Footscray	Contributory
8	Molesworth Court	West Footscray	Contributory
9	Molesworth Court	West Footscray	Contributory
10	Molesworth Court	West Footscray	Contributory
11	Molesworth Court	West Footscray	Contributory
12	Molesworth Court	West Footscray	Contributory
13	Molesworth Court	West Footscray	Non-Contributory
14	Molesworth Court	West Footscray	Contributory
15	Molesworth Court	West Footscray	Contributory
16	Molesworth Court	West Footscray	Contributory
17	Molesworth Court	West Footscray	Non-Contributory
18	Molesworth Court	West Footscray	Contributory
19	Molesworth Court	West Footscray	Contributory
20	Molesworth Court	West Footscray	Contributory
21	Molesworth Court	West Footscray	Contributory
1	Napoleon Street	West Footscray	Contributory
3	Napoleon Street	West Footscray	Contributory
4	Napoleon Street	West Footscray	Contributory
5	Napoleon Street	West Footscray	Contributory
6	Napoleon Street	West Footscray	Contributory
7	Napoleon Street	West Footscray	Contributory
8	Napoleon Street	West Footscray	Contributory
9	Napoleon Street	West Footscray	Contributory
10	Napoleon Street	West Footscray	Non-Contributory

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Number	Street	Suburb	Significance
11	Napoleon Street	West Footscray	Contributory
12	Napoleon Street	West Footscray	Contributory
13	Napoleon Street	West Footscray	Contributory
14	Napoleon Street	West Footscray	Contributory
15	Napoleon Street	West Footscray	Contributory
16	Napoleon Street	West Footscray	Contributory
17	Napoleon Street	West Footscray	Contributory
18	Napoleon Street	West Footscray	Contributory
19	Napoleon Street	West Footscray	Contributory
21	Napoleon Street	West Footscray	Contributory
22	Napoleon Street	West Footscray	Contributory
23	Napoleon Street	West Footscray	Non-Contributory
24	Napoleon Street	West Footscray	Contributory
25	Napoleon Street	West Footscray	Non-Contributory
26	Napoleon Street	West Footscray	Contributory
27	Napoleon Street	West Footscray	Contributory
28	Napoleon Street	West Footscray	Contributory
29	Napoleon Street	West Footscray	Contributory
30	Napoleon Street	West Footscray	Contributory
31	Napoleon Street	West Footscray	Non-Contributory
32	Napoleon Street	West Footscray	Contributory
33	Napoleon Street	West Footscray	Contributory
34	Napoleon Street	West Footscray	Contributory
35	Napoleon Street	West Footscray	Contributory
36	Napoleon Street	West Footscray	Contributory
37	Napoleon Street	West Footscray	Contributory
38	Napoleon Street	West Footscray	Contributory
39	Napoleon Street	West Footscray	Contributory
40	Napoleon Street	West Footscray	Contributory
41	Napoleon Street	West Footscray	Contributory
43	Napoleon Street	West Footscray	Contributory
44	Napoleon Street	West Footscray	Contributory
45	Napoleon Street	West Footscray	Non-Contributory
46	Napoleon Street	West Footscray	Contributory
47	Napoleon Street	West Footscray	Contributory
48A	Napoleon Street	West Footscray	Non-Contributory
48B	Napoleon Street	West Footscray	Non-Contributory
48C	Napoleon Street	West Footscray	Non-Contributory
49	Napoleon Street	West Footscray	Contributory
50	Napoleon Street	West Footscray	Non-Contributory
51	Napoleon Street	West Footscray	Contributory
52	Napoleon Street	West Footscray	Contributory
53	Napoleon Street	West Footscray	Contributory
54	Napoleon Street	West Footscray	Non-Contributory
55	Napoleon Street	West Footscray	Non-Contributory
56	Napoleon Street	West Footscray	Contributory
57	Napoleon Street	West Footscray	Contributory
58A	Napoleon Street	West Footscray	Non-Contributory
58B	Napoleon Street	West Footscray	Non-Contributory
59	Napoleon Street	West Footscray	Non-Contributory

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Number	Street	Suburb	Significance
60	Napoleon Street	West Footscray	Non-Contributory
2/61	Napoleon Street	West Footscray	Non-Contributory
1/61	Napoleon Street	West Footscray	Non-Contributory
62	Napoleon Street	West Footscray	Contributory
63	Napoleon Street	West Footscray	Contributory
64	Napoleon Street	West Footscray	Contributory
1/65	Napoleon Street	West Footscray	Contributory
2/65	Napoleon Street	West Footscray	Non-contributory
72	Napoleon Street	West Footscray	Non-Contributory
74	Napoleon Street	West Footscray	Contributory
76	Napoleon Street	West Footscray	Contributory
78	Napoleon Street	West Footscray	Contributory
80	Napoleon Street	West Footscray	Contributory
82	Napoleon Street	West Footscray	Contributory
84	Napoleon Street	West Footscray	Contributory
1	Palmerston Street	West Footscray	Contributory
2	Palmerston Street	West Footscray	Contributory
3	Palmerston Street	West Footscray	Contributory
4	Palmerston Street	West Footscray	Contributory
5	Palmerston Street	West Footscray	Contributory
6	Palmerston Street	West Footscray	Contributory
7	Palmerston Street	West Footscray	Contributory
8	Palmerston Street	West Footscray	Contributory
9	Palmerston Street	West Footscray	Contributory
10	Palmerston Street	West Footscray	Contributory
11	Palmerston Street	West Footscray	Contributory
12	Palmerston Street	West Footscray	Contributory
13	Palmerston Street	West Footscray	Contributory
14	Palmerston Street	West Footscray	Contributory
15	Palmerston Street	West Footscray	Contributory
16	Palmerston Street	West Footscray	Contributory
17	Palmerston Street	West Footscray	Contributory
18	Palmerston Street	West Footscray	Contributory
19	Palmerston Street	West Footscray	Contributory
20	Palmerston Street	West Footscray	Contributory
21	Palmerston Street	West Footscray	Contributory
22	Palmerston Street	West Footscray	Contributory
23	Palmerston Street	West Footscray	Contributory
24	Palmerston Street	West Footscray	Contributory
25	Palmerston Street	West Footscray	Contributory
26	Palmerston Street	West Footscray	Contributory
27	Palmerston Street	West Footscray	Contributory
28	Palmerston Street	West Footscray	Contributory
29	Palmerston Street	West Footscray	Contributory
31	Palmerston Street	West Footscray	Contributory
32	Palmerston Street	West Footscray	Contributory
34	Palmerston Street	West Footscray	Contributory
35	Palmerston Street	West Footscray	Contributory
36	Palmerston Street	West Footscray	Contributory
37	Palmerston Street	West Footscray	Contributory

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Number	Street	Suburb	Significance
38	Palmerston Street	West Footscray	Contributory
39	Palmerston Street	West Footscray	Contributory
40	Palmerston Street	West Footscray	Contributory
41	Palmerston Street	West Footscray	Contributory
42	Palmerston Street	West Footscray	Contributory
43	Palmerston Street	West Footscray	Contributory
45	Palmerston Street	West Footscray	Contributory
47	Palmerston Street	West Footscray	Contributory
1	Stanley Street	West Footscray	Contributory
2	Stanley Street	West Footscray	Contributory
3	Stanley Street	West Footscray	Contributory
4	Stanley Street	West Footscray	Contributory
5	Stanley Street	West Footscray	Contributory
6	Stanley Street	West Footscray	Contributory
7	Stanley Street	West Footscray	Contributory
8	Stanley Street	West Footscray	Contributory
9	Stanley Street	West Footscray	Contributory
10	Stanley Street	West Footscray	Contributory
11	Stanley Street	West Footscray	Contributory
12	Stanley Street	West Footscray	Contributory
13	Stanley Street	West Footscray	Contributory
14	Stanley Street	West Footscray	Contributory
15	Stanley Street	West Footscray	Contributory
16	Stanley Street	West Footscray	Contributory
17	Stanley Street	West Footscray	Contributory
18	Stanley Street	West Footscray	Contributory
19	Stanley Street	West Footscray	Contributory
20	Stanley Street	West Footscray	Contributory
21	Stanley Street	West Footscray	Contributory
22	Stanley Street	West Footscray	Non-Contributory
23	Stanley Street	West Footscray	Contributory
24	Stanley Street	West Footscray	Contributory
25	Stanley Street	West Footscray	Contributory
26	Stanley Street	West Footscray	Contributory
27	Stanley Street	West Footscray	Contributory
28	Stanley Street	West Footscray	Contributory
29	Stanley Street	West Footscray	Contributory
30	Stanley Street	West Footscray	Non-Contributory
31	Stanley Street	West Footscray	Contributory
32	Stanley Street	West Footscray	Contributory
33	Stanley Street	West Footscray	Contributory
34	Stanley Street	West Footscray	Non-Contributory
3	Tucker Street	West Footscray	Contributory
4	Tucker Street	West Footscray	Contributory
5	Tucker Street	West Footscray	Non-Contributory
6	Tucker Street	West Footscray	Contributory
7	Tucker Street	West Footscray	Contributory
8	Tucker Street	West Footscray	Contributory
9	Tucker Street	West Footscray	Contributory
10	Tucker Street	West Footscray	Contributory

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Number	Street	Suburb	Significance
11	Tucker Street	West Footscray	Contributory
12	Tucker Street	West Footscray	Contributory
13	Tucker Street	West Footscray	Contributory
14	Tucker Street	West Footscray	Contributory
15	Tucker Street	West Footscray	Contributory
16	Tucker Street	West Footscray	Contributory
17	Tucker Street	West Footscray	Non-Contributory
18	Tucker Street	West Footscray	Contributory
19	Tucker Street	West Footscray	Contributory
20	Tucker Street	West Footscray	Contributory
21	Tucker Street	West Footscray	Non-Contributory
22	Tucker Street	West Footscray	Contributory
23	Tucker Street	West Footscray	Non-Contributory
24	Tucker Street	West Footscray	Contributory
25	Tucker Street	West Footscray	Contributory
26	Tucker Street	West Footscray	Contributory
27	Tucker Street	West Footscray	Contributory
28	Tucker Street	West Footscray	Contributory
29	Tucker Street	West Footscray	Contributory
30	Tucker Street	West Footscray	Contributory
31	Tucker Street	West Footscray	Non-Contributory
32	Tucker Street	West Footscray	Contributory
33	Tucker Street	West Footscray	Contributory
34	Tucker Street	West Footscray	Contributory
36	Tucker Street	West Footscray	Contributory
2	View Street	West Footscray	Contributory
4	View Street	West Footscray	Contributory
6	View Street	West Footscray	Contributory
8	View Street	West Footscray	Contributory
10	View Street	West Footscray	Contributory
12	View Street	West Footscray	Contributory
14	View Street	West Footscray	Contributory
16	View Street	West Footscray	Contributory
18	View Street	West Footscray	Contributory
20	View Street	West Footscray	Contributory
22	View Street	West Footscray	Contributory
24	View Street	West Footscray	Contributory
26	View Street	West Footscray	Contributory
28	View Street	West Footscray	Contributory
30	View Street	West Footscray	Contributory
32	View Street	West Footscray	Contributory
34	View Street	West Footscray	Contributory
1	Wallace Street	Maidstone	Contributory
2	Wallace Street	Maidstone	Contributory
3	Wallace Street	Maidstone	Non-Contributory
4	Wallace Street	Maidstone	Contributory
5	Wallace Street	Maidstone	Contributory
6	Wallace Street	Maidstone	Contributory
7	Wallace Street	Maidstone	Contributory
8	Wallace Street	Maidstone	Contributory

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Number	Street	Suburb	Significance
9	Wallace Street	Maidstone	Contributory
11	Wallace Street	Maidstone	Contributory
12	Wallace Street	Maidstone	Contributory
13	Wallace Street	Maidstone	Contributory
14	Wallace Street	Maidstone	Contributory, plus Canary Island date palm
15	Wallace Street	Maidstone	Contributory
16 and 16A	Wallace Street	Maidstone	Non-Contributory
17	Wallace Street	Maidstone	Contributory
18	Wallace Street	Maidstone	Contributory
19	Wallace Street	Maidstone	Contributory
20	Wallace Street	Maidstone	Contributory
21	Wallace Street	Maidstone	Contributory
23	Wallace Street	Maidstone	Non-Contributory
24	Wallace Street	Maidstone	Contributory
25	Wallace Street	Maidstone	Contributory
26	Wallace Street	Maidstone	Contributory
27	Wallace Street	Maidstone	Contributory
27A	Wallace Street	Maidstone	Contributory
28	Wallace Street	Maidstone	Contributory
29	Wallace Street	Maidstone	Contributory
30	Wallace Street	Maidstone	Contributory
31	Wallace Street	Maidstone	Contributory
33	Wallace Street	Maidstone	Contributory
6	Wellington Street	West Footscray	Contributory
7	Wellington Street	West Footscray	Contributory
8	Wellington Street	West Footscray	Contributory
9	Wellington Street	West Footscray	Contributory
10	Wellington Street	West Footscray	Contributory
11	Wellington Street	West Footscray	Contributory
12	Wellington Street	West Footscray	Non-Contributory
13	Wellington Street	West Footscray	Non-Contributory
14	Wellington Street	West Footscray	Contributory
15	Wellington Street	West Footscray	Non-Contributory
16	Wellington Street	West Footscray	Contributory
17	Wellington Street	West Footscray	Non-Contributory
18	Wellington Street	West Footscray	Contributory
19-21	Wellington Street	West Footscray	Contributory
20	Wellington Street	West Footscray	Non-Contributory
20A	Wellington Street	West Footscray	Non-Contributory
22	Wellington Street	West Footscray	Contributory
23	Wellington Street	West Footscray	Contributory
24	Wellington Street	West Footscray	Contributory
25	Wellington Street	West Footscray	Contributory
26	Wellington Street	West Footscray	Contributory
27	Wellington Street	West Footscray	Contributory
28	Wellington Street	West Footscray	Contributory
29	Wellington Street	West Footscray	Contributory
30	Wellington Street	West Footscray	Contributory

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Number	Street	Suburb	Significance
31	Wellington Street	West Footscray	Contributory
32	Wellington Street	West Footscray	Contributory
33	Wellington Street	West Footscray	Non-Contributory
34	Wellington Street	West Footscray	Contributory
35	Wellington Street	West Footscray	Contributory
36	Wellington Street	West Footscray	Contributory
37	Wellington Street	West Footscray	Contributory
38	Wellington Street	West Footscray	Contributory
39	Wellington Street	West Footscray	Contributory
46	Wellington Street	West Footscray	Contributory
1/48	Wellington Street	West Footscray	Contributory
2/48	Wellington Street	West Footscray	Contributory
49	Wellington Street	West Footscray	Contributory
50	Wellington Street	West Footscray	Contributory
51	Wellington Street	West Footscray	Contributory
52	Wellington Street	West Footscray	Contributory
53	Wellington Street	West Footscray	Contributory
54	Wellington Street	West Footscray	Contributory
55	Wellington Street	West Footscray	Contributory
56	Wellington Street	West Footscray	Contributory
57	Wellington Street	West Footscray	Contributory
59	Wellington Street	West Footscray	Contributory
60	Wellington Street	West Footscray	Contributory
61	Wellington Street	West Footscray	Contributory
62	Wellington Street	West Footscray	Contributory
63	Wellington Street	West Footscray	Contributory
64	Wellington Street	West Footscray	Contributory
65	Wellington Street	West Footscray	Contributory
66	Wellington Street	West Footscray	Contributory
1-3/67	Wellington Street	West Footscray	Non-contributory
68	Wellington Street	West Footscray	Contributory
69	Wellington Street	West Footscray	Non-contributory
70	Wellington Street	West Footscray	Contributory
71	Wellington Street	West Footscray	Contributory
72	Wellington Street	West Footscray	Contributory
73	Wellington Street	West Footscray	Contributory
74	Wellington Street	West Footscray	Contributory
75	Wellington Street	West Footscray	Contributory
76	Wellington Street	West Footscray	Contributory
77	Wellington Street	West Footscray	Non-Contributory
78	Wellington Street	West Footscray	Contributory
79	Wellington Street	West Footscray	Contributory
81	Wellington Street	West Footscray	Contributory
83	Wellington Street	West Footscray	Contributory
85	Wellington Street	West Footscray	Contributory