

FEASIBILITY STUDY

MARIBYRNONG CITY COUNCIL

FINAL - 03 SEPTEMBER 2019

PREPARED BY RR CONSERVATION DESIGN

WEST FOOTSCRAY HERITAGE FEASIBILITY STUDY

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01 INTRODUCTION

Maribyrnong City Council (MCC) has identified the potential for high quality inter-war and post-war historic precincts within the West Footscray area. As a result MCC has engaged RR Conservation Design to investigate a portion of the West Footscray area, with the aim of establishing the extent of potentially significant inter-war and post-war neighborhoods, and to provide recommendations on whether further work should be commissioned for the area.

To achieve this aim RR Conservation Design has:

- a) reviewed existing heritage studies commissioned by MCC to establish the extent that inter-war and post-war heritage has been documented;
- b) reviewed the extent and effectiveness of current planning controls for the area, in terms of protecting sites of cultural significance;
- c) physically investigated and documented the extent of inter-war and postwar buildings and other urban design features within the study area; and
- d) provided recommendations on whether additional heritage studies should be commissioned for the West Footscray area.

As such this report is not a formal feasibility study, but rather an investigation into whether further studies (including a feasibility study) should be actioned by MCC.

02 SUMMARY OF FINDINGS & RECOMMENDATIONS

FINDINGS

- 3977 properties, representing 55.7% of the study area, are considered to be of potential contributory significance (see Appendix C).
- 90 streets, representing 47.1% of the study area, are considered to be of potential heritage significance (see Figure 38 and Appendix C).
- Three main HO precincts became apparent after clusters of potentially significant streetscapes were mapped (see Figure 39). Area No.1 includes the highest number of inter-war and post-war sites recorded. South of the railway line, area No. 2 includes a high number of contributory and non-contributory industrial sites, interspersed with contributory housing. Area No.3, towards Footscray, includes a high number of Victorian and Edwardian-era streetscapes, interspersed with contributory inter-war and post-war sites.
- 6.5% of the study area is occupied by parks and reserves, which contribute to the setting of the area (see Appendix C).
- East of Summerhill Road properties are mostly Victorian and Edwardian, interspersed with highly intact inter-war and some post-war dwellings.
- Few streetscapes solely include post-war dwellings. Berthanda Court and Rondell Avenue may be the best examples of post-war streetscapes. Post-war sites of potential significance are mostly individual sites.
- The study area includes a number of streets with mature trees, including natives, which contribute to the inter-war and post-war setting of the area.
- Certain streets, such as Busch Street exhibit an interesting mix of Victorian-era infrastructure such as bluestone kerbs and pitchers, in addition to later inter-war housing.
- Whilst this study cannot confirm where inter-war and post-war heritage overlays should be applied for the purposes of a planning scheme

amendment, it does reveal that almost 50% of the study area is worth investigating and that there are at least three major potential inter-war and post-war heritage overlay areas.

• As applied in the study area, the planning scheme currently offers limited statutory protection against the demolition of inter-war or post-war buildings, or against adverse change in significant streetscapes.

RECOMMENDATIONS

West Footscray exhibits large areas of potentially historically significant interwar and post-war precincts. An opportunity exists to formally protect these areas, not only for the municipality, but also for the benefit of wider Victoria.

Accordingly, it is strongly recommended that Maribyrnong City Council:

- 1) Prepare interim and permanent heritage controls on all individual sites recommended for potential heritage overlay (see Appendix C).
- 2) Prepare interim and permanent heritage controls on all streets recommended for potential heritage overlay (see Appendix C).

Note: Guidelines would need to be developed advising how to manage sites prior to full planning scheme amendment. Council may not have statutory powers in preventing adverse change to sites based on heritage matters alone, but applicants can be encouraged to adopt heritage best practice.

- 3) Commission heritage study for the West Footscray Area. At minimum the heritage study should address:
 - o Indigenous history of the West Footscray Area.
 - o Environmental history of the West Footscray Area.
 - o Industrial places in the West Footscray Area.
 - Urban conservation areas and individual places of significance in West Footscray (including citations and data sheets with a record of individual sites and levels of significance).
 - o Significant trees and other landscape features in West Footscray.

COMMENTS

A large number of new developments were noted within the study area. Development without protection for identified sites of cultural heritage significance (individual places and streetscapes) leaves significant places at risk of adverse change or full demolition. Neighborhood character overlays are not sufficient in protecting cultural heritage in the area. As a matter of priority, movement should be made toward identifying and protecting sites within the West Footscray area.

Interim heritage controls would allow a small level of protection whilst documents are prepared for a planning scheme amendment.

Any future studies should cover both the inter-war period and the post-war period. The bulk of houses identified in this preliminary study are from the inter-war period. Extending the study to include post-war will not result in a substantial amount of additional work but will result in a more comprehensive study. Similarly, whilst the scope of this study did not include indigenous histories, future, more comprehensive studies must be extended to holistically recognise indigenous histories, including recent histories.

Any future study should include historical research into the development of the subject area and consider matters such as:

- o Past and recent indigenous histories.
- The relationship between housing development and industrial growth in the study area.
- Housing schemes represented in the area such as State Bank Houses, War Services Houses, employer provided housing, speculative builder housing and in the Post War years, the Small Homes Service run by The Age newspaper.
- The background to the regular occurrence of parks, reserves and street planting throughout the study area.

03 BACKGROUND

Previous heritage studies commissioned for Maribyrnong City Council (MCC) have predominately focused on the Victorian, Edwardian and early inter-war eras. As a result it is culturally significant sites from these three periods that are overwhelmingly protected by heritage overlays within the municipality. In recent years, both at MCC and within heritage professions generally, the appreciation of inter-war and post-war histories, and the contribution that they make to the rich fabric of cultural heritage in Victoria, has grown.

As part of the work undertaken for the West Footscray Neighborhood Plan, MCC has identified a number of potentially significant inter-war and post-war sites and neighborhoods within the West Footscray region. Whilst data is qualitative in terms of specific sites (mostly industrial), the extent of potentially significant inter-war and post-war neighborhoods within the West Footscray area is anecdotal.

It is an objective of the Maribyrnong Planning Scheme to protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value¹. Therefore this study has been commissioned to establish the extent of potentially significant inter-war and post-war neighborhoods within the West Footscray region. The data gathered from this study will enable MCC to decide whether funding should be allocated to undertake more substantial heritage studies to formally recognise and protect historically significant neighborhoods.

¹ Maribyrnong Planning Scheme Clause 15.

04 METHODOLOGY

AIM

The aim of this study is to establish the extent of potentially significant inter-war and post-war neighborhoods in the West Footscray region; and to provide recommendations on whether further work should be commissioned in regard to inter-war and post-war heritage in the area.

METHODS

To achieve this aim, the following methods have been undertaken:

- 1) Review existing MCC heritage studies and confirm whether inter-war and post-war themes relating to the West Footscray region have been identified in previous studies;
- 2) Review existing planning controls for the subject area and the effectiveness of controls in protecting sites of cultural significance (in case any are identified);
- 3) Physically inspect the subject area and confirm the extent of potentially significant inter-war and post-war neighborhoods;
- 4) Summarise findings and provide recommendations to MCC regarding interwar and post-war heritage in the West Footscray region.

STUDY AREA

The boundaries of the study area are identical to those established for the West Footscray Neighbourhood Plan. The study area is bound by Ballarat Road to the north, Ashley Street to the west, Somerville Road to the south and Geelong Road to the east (see map - Figure 1) The study area is approximately 6km² and encompasses approximately 200 streets.

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05 DEFINING HOUSING CHARACTER

Suburban housing from the inter-war and post-war eras has a number of distinguishing characteristics related to both the housing type and the architectural style (external expression). A number of the styles that were popular in the inter-war and post-war eras are represented in the study area.

INTER-WAR YEARS

The inter-war period can be defined as the years between the WW1 and WW2 (1919-1940). The years immediately following WW1 were characterised by an optimism and sense of relief that the war was over. Around Melbourne, the network of suburbs grew as the popular ideal of the detached small house in a garden setting took off. Increased car ownership and expansion of railways and tram networks made living outside of the inner suburbs accessible for more people.

POST-WW2 (POST-WAR) YEARS

The post-war era can be defined as the two decades following WW2 (1945-1965), and can be divided in two distinct periods of about a decade each. The decade immediately following the war was a time of recovery. The demand for housing was strong as soldiers returned from the war and building materials were still in short supply. As a consequence, housing stock generally remained simple and modest.

By the mid-late 1950s, there was an increased sense of stability and prosperity that is reflected in the housing stock from that time. Houses became larger and incorporated new innovations in construction and materiality. Brick veneer construction flourished and the use of steel for window framing enabled the use of large picture windows. These and other innovations are reflected in the triple fronted brick veneer houses that were popular at the time.

THE 'BUNGALOW' TYPE

Suburban housing of the inter-war and post-war years responded to the conditions and ideals of the times, and represented a change from the housing of previous eras. Where the terrace house was typical of the inner city, the detached single storey bungalow in a garden setting was the popular choice for the newly emerging suburbs.

The suburban bungalow type is characterised as a freestanding single storey house, surrounded by a garden. Construction is either timber framing with lightweight cladding or solid brick (and later brick veneer). Roofs are of medium pitch with tiled (terracotta or concrete) or corrugated iron cladding. Floor plans changed to reflect changing social patterns and technological advances, with more emphasis on family living and connection to the outdoors.

In the Study Area

In West Footscray, the bungalow type dominates the suburban streets. Timber construction is prevalent, with some examples of brick houses notable, particularly from the post-war period. The size of the garden varies across the study area, but generally houses have an open front garden and a private back yard, and a driveway down one side.

A low front fence allows open views to the front garden from the street. This in turn contributes to the character of streets and neighborhoods, with the open garden settings complemented by nature strips and street trees and the regular occurrence of parks and reserves.

HOUSING STYLES

Within this largely homogenous suburban character of bungalows in a garden setting, a variety of housing styles and construction dates from the inter-war and the post-war periods are represented in the study area. The external aesthetic or character of the houses is generally derived from a range of architectural styles applied to the bungalow type.

During the inter-war period, a number of housing styles were popular around Melbourne including the Californian Bungalow, revival styles such as the Spanish Mission and Old English styles and the styles of the Modern movement including The International Style and the Moderne. In the post-war years, the triple front brick veneer and 'Mediterranean' style were more popular.

Each style had a distinct set of features that when applied to the bungalow type, resulted in a distinctive external expression. The housing styles observed in the study area can be characterised as follows.

The Californian Bungalow

Influenced by the Arts and Crafts movement, the Californian Bungalow was a very popular style in the first half of the inter war years. Typically it is a single storey, double fronted, timber house with a broad, medium pitched roof, and a sense of sitting solidly on its site. Presentation is often asymmetrical, but symmetrical forms were popular too. The front of the house is often dominated by a verandah. Natural materials such as timber shingles and roughcast pebble mix were sometimes used as decorative features. In West Footscray, typical features of the style include:

- A variety of roof types
 - Perpendicular gabled roof form with gables perpendicular to street, dominating the street façade.
 - o Transverse gabled roof forms (ridge running parallel to street),
 - Separate verandah roof sometimes notable
 - o Pyramidal roof form with main roof form enclosing a verandah.
- Roofs clad in tiles or corrugated iron.
- Weatherboard construction with timber battening to the gabled ends. Brick examples are rare in the study area.
- Verandahs are a key decorative feature with a many variations of the following elements:
- Verandah support from timber posts, half brick pillars, rendered pillars, squared pillars, full-length columns.
 - Half walls common face brick, rendered, embossed with emblems.
- Timber framed windows
 - o Tripartite casement windows or double hung sash windows,
 - Windows sometimes have leadlight or six-panes to upper panels.
 - o Sometimes a bay window is present.

• Paired or single timber front doors, sometimes with a glazed panel to the upper section of the door.

• At times a run of several identical properties can be observed, suggesting they were speculative builds, built by one builder or contractor.

Within the study area there is a wide variety of presentations of the Californian Bungalow style. The examples below show how different combinations of building elements and decorative features are used to provide variety within a clearly identifiable the style.



Figure 2. A Californian Bungalow from the study area.

Californian Bungalow - Variations

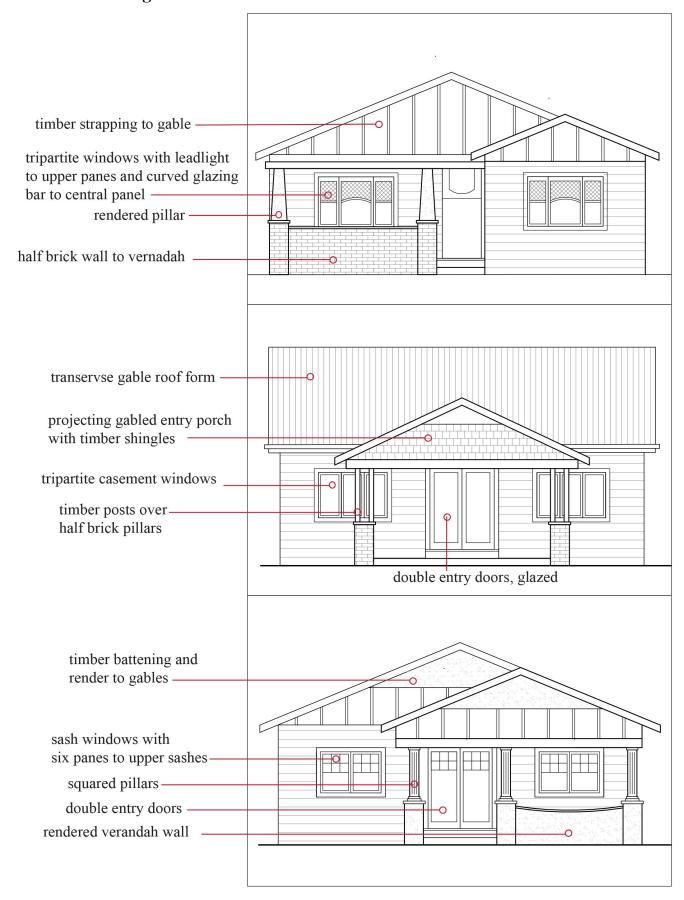


Figure 3. Elevations depicting characteristics and variations of the Californian Bungalow style

The hipped-roof Bungalow

This style of bungalow exhibits a number of characteristics associated with the Californian Bungalow style but with a notable absence of the dominant gable frontage. The steeply pitched, hipped/ pyramidal roof form is more closely associated with the Federation era roof than the typical Californian Bungalow. A small gable end (with half-timbered detailing) sometimes emerges through the main roof plane on one side. The front verandah is typically enclosed by the main roof, or by a secondary roof sitting just below the main roof, sometimes running the full width of the house.

Below the roof, the verandah features such as an asymmetrical presentation, half verandah walls and a number of post and pillar types more typical of the Californian Bungalow.

This style of housing is prevalent in the area north of the railway line.



Figure 4. Bungalow featuring hipped/pyramidal roof form, asymmetrical presentation with gable over one side, half brick wall to verandah with contrasting brick motifs, squared pillars over brick wall, tripartite timber framed windows with curved window bar to centre pane and leadlight to upper sections, brick chimney and low timber and wire front fence with wrought iron gate.



Figure 5. Featuring a half-timber gable end, tapered verandah pillars, and tripartite windows with curved glazing bar to the middle panel.



Figure 6. Projecting wing has hipped roof rather than half-timbered gable. Solid verandah pillars and half wall to verandah are rendered with exposed brick motif.

The inter-war bungalow

By the 1930s, other influences were impacting on the design of suburban housing. The bungalow was still the dominant type of housing but took on a new form. Borrowing from the simplicity of the Modern movement and responding to the financial constraints applied to building in the depression of the 1930s, the bungalow took on a more austere character.

In much of West Footscray, the houses reflect the austerity of the period. Houses are typically double fronted or sometimes asymmetrical, and have a simple hipped roof and simple windows and doors.

Externally, aesthetic interest is derived from the incorporation of various features associated with the popular architectural styles of the period (the *Moderne* style or the revivalist styles *Spanish Mission* and *Old English*). In some parts of Melbourne, these styles were enthusiastically embraced as a complete palette of external features. In West Footscray however, a more modest representation of the styles is typical, with various features of the styles incorporated into the design of front porches/verandahs, chimneys and front fences. For example, a curved brick chimney characteristic of the *Moderne* style may be placed at the centre of what was otherwise an unadorned front elevation. Alternatively, a simple timber bungalow may feature a clinker front porch or front fence designed in the *Old English* style.

In West Footscray, typical features of the style include:

- Hipped roofs clad in tiles or sometimes corrugated iron.
- Weatherboard construction sometimes with brick features such as entry porches, chimneys or front fences. Brick construction also evident.
- Small front porches replace verandahs. Simple cantilevered concrete porch roofs are common.
- Timber framed windows take a more horizontal orientation. Tripartite windows have double hung or horizontal glazing bars at each end. Corner windows with horizontal glazing bars become popular.
- Front doors are glazed or solid but often obscured from street by dominant or side porch.

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• Primary aesthetic interest is derived from the incorporation of features from popular architectural styles, for example a *Moderne* style chimney or *Old English* style porch or front fence.

- Use of feature brickwork using rows of different coloured bricks or varying laying patterns to create contrast and visual interest.
- Experimentation with form with sections of the house projecting forward eg. The 'L'- shaped plan and other variations of projecting floor plans.
- At times a run of several identical properties can be observed, suggesting they were speculative builds, built by one builder or contractor.



Figure 7. A timber bungalow featuring an *Old English* style porch with twisted columns reminiscent of the *Spanish Mission* style.

The approach of adding feature elements to a simple bungalow is demonstrated in the examples below.

Inter-war Bungalow Variations

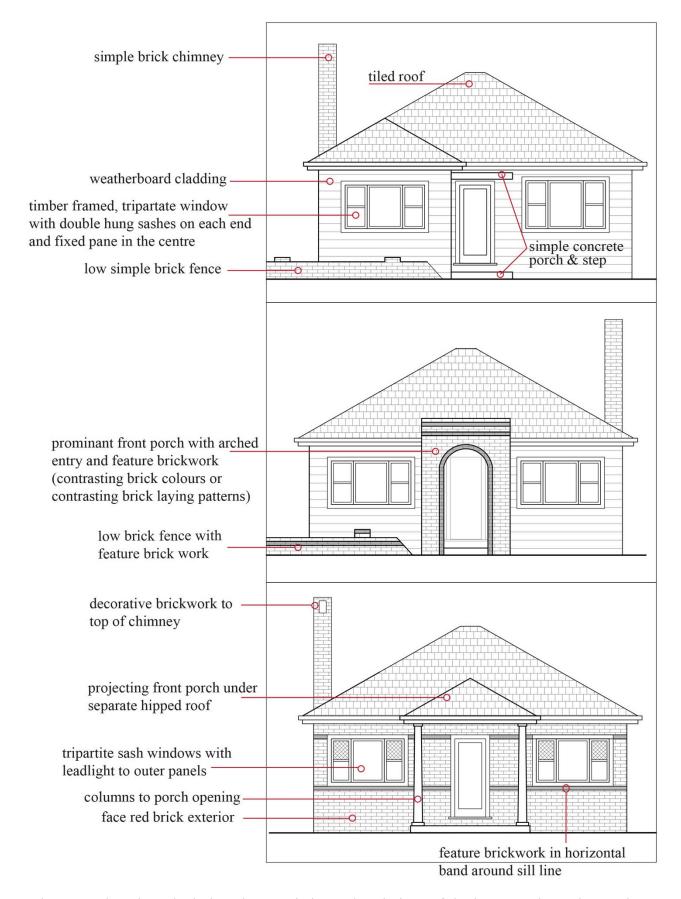


Figure 8. Elevations depicting characteristics and variations of the inter-war bungalow style

Inter-war Bungalow Variations (continued)

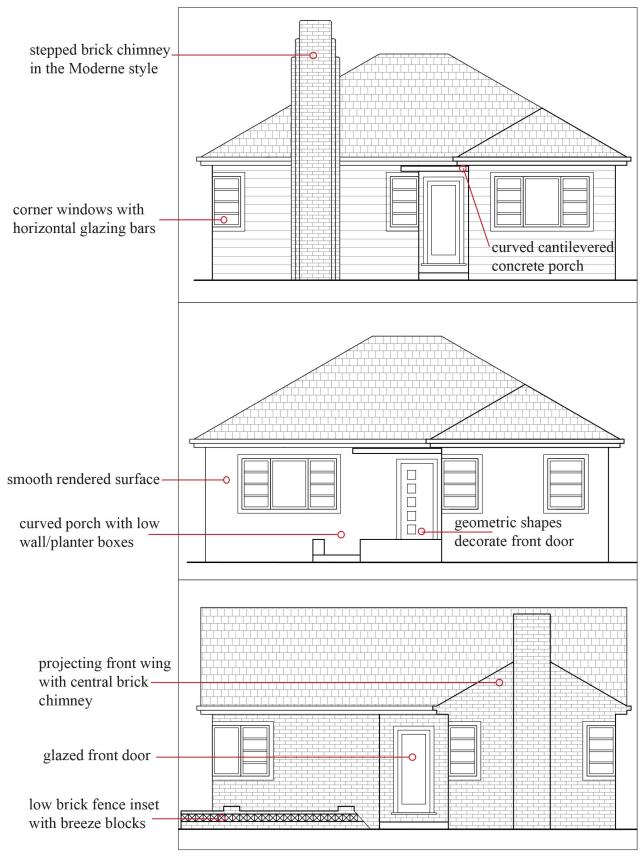


Figure 9. Elevations depicting characteristics and variations of the inter-war bungalow style (continued)

Multi-fronted brick veneer

There are some examples of double, triple and quadruple fronted brick veneer houses in West Footscray. While they are not numerous within the study area boundaries, they are notable as an example of the evolution of the bungalow type over the inter-war and post-war years. Multi-fronted brick veneer houses are scattered amidst houses from previous eras, as well as a couple of streets where most houses are of this style. (eg Berthandra Court and Rondell Street). In West Footscray, typical features of the style include:

- Multi-fronted houses with generous front porches located within the composition. Mid pitched roofs clad in tiles.
- Constructed in cream or orange/red brick. Contrasting brown brick contrasting detail a primary aesthetic element.
- Introduction of wrought iron for balustrades and front fences.
- Introduction of large steel framed windows to create generous picture windows across frontage.
- A variation known commonly known as the *Mediterranean Style* incorporates elements such as concrete balustrades and terrazzo front porches.



Figure 10. An example of a double fronted, cream brick house with steel framed windows and low brick fence. Contrasting brick detail on chimney and top of front fence.



Figure 11. Quadruple fronted, orange brick with contrasting brown brick trim. Wrought iron balustrade and gates and steel framed windows (Berthandra Court).



Figure 12. Double front brick veneer with contrasting brick detailing on the walls and front fence. Wrought iron balustrades and gates feature.

Mid-Century Modern

Representing an alternative to the more conventional housing stock, the post-war mid-century Modern house offered an alternative to the more conventional bungalow. Mostly attributed to young and innovative architects working in Melbourne in the post-war years, these houses were experimental in their approach to design and use of materials. Commonly known as *Mid-Century Modern*, there are few examples of this approach to housing in the study area. Typical characteristics include:

- flat roofs clad in bitumen or low pitched skillion roofs
- generous 'walls' of windows in place of the standard windows of the bungalow type, allowing a strong connection to outdoors
- minimal decoration, with aesthetic interest derived from the expression of materials and the arrangement of form
- changes in floor plans that saw more open plan living and a stronger connection to the outdoors with the inclusion of patios and courtyards.

Very few of these houses were identified in the study area. One example from the study area is shown below.



Figure 13. Post-war mid-century Modern. One of a small number of this style of house noted in the study area.

Exemplar/High Quality examples from the study area

The following examples are regarded as the best representation of the various styles and characteristics identified within the study area.



Figure 14. 27 Clive Street, West Footscray

An elaborate example of a Californian Bungalow, featuring many decorative elements including timber fretwork, decorative gable, bay window and leadlight windows. Solar panels detract from street presentation.



Figure 15. 40 Rupert Street, West Footscray

An unusual example of a brick Californian Bungalow in the study area. Features transverse roof form and half brick wall and brick pillars to verandah. Non-original, tall front fence conceals the façade from the public realm.



Figure 16. 3 Baird Street, Maidstone

A double fronted inter-war cream brick veneer, with stepped, centrally located chimney, half brick will to porch with simple concrete roof supported by a single steel post, contrasting brown brickwork around porch wall and front fence, timber framed corner windows with horizontal window bars. Represents the transition from the interwar styles to the post war brick veneer styles.



Figure 17. 27 Carlyle Street, Maidstone

A large inter-war bungalow displaying curved porch, and corner windows associated with the *Moderne* styling. Variegated brickwork associated with the Old English style is evident on the curved brick porch parapet, and around the window openings. The low front fence features brown decorative wrought iron between brown brick pillars.



Figure 18. 13 Hex Street, West Footscray

A cream brick inter-war house with brown brick trim evident on windowsills, the side garage, the curved brick chimney, the front fence and around the lintel line. Also features steel framed corner windows and a side entry terrazzo entry with wrought iron balustrade. Wrought iron is also used on front fence.



Figure 19. 62 Napoleon Street, West Footscray

A highly intact cream brick inter-war house with curved front porch, stepped brick chimney, steel framed windows with horizontal glazing bars and intact front fence.



Figure 20. 6 Margot Street, West Footscray

An unusual inter-war composition, with distinctive contrasting brick work and use of wrought iron on the entry porch and front gate.



Figure 21. 56A Suffolk Street, Maidstone

An unusual example of the influence of the International Style in the study area. Strong horizontal emphasis, brick parapet conceals a flat roof, rounded corners and corner windows.



Figure 22. 78 Suffolk Street, Maidstone

A fine example of the *Old English* style featuring stepped chimney, decorative porch, extensive herringbone brickwork to the projecting gable (not visible in image), and decorative wrought iron street number.



Figure 23. 69 Alma Street, West Footscray

An example of the *Old English* style featuring white rendered face with contrasting clinker brick features. Intact front fence and side fence with arched gate. Curved entry porch addresses the corner position.

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Figure 24. 4 Ormond Road, West Footscray.

Figures 24, 25 and 26 are a row of three double front brick bungalows with a high level of intactness.



Figure 25. 6 Ormond Road, West Footscray.
Figures 24, 25 and 26 are a row of three double front brick bungalows with a high level of intactness.



Figure 26. 8 Ormond Road, West Footscray

Figures 24, 25 and 26 are a row of three double front brick bungalows with a high level of intactness. Number 8 features a variegated brick porch and a distinctive variegated brick fence.



Figure 27. 10 Brunswick Street, West Footscray

Inter-war dwelling with curved porch has stepped brick parapet and distinctive full height wrought iron screen. Also features contrasting brickwork and wrought iron to front fence and gate.



Figure 28. 82 Clive Street, West Footscray

A highly intact example of an Inter War bungalow demonstrating elements of the Old English

style and reference to the Spanish Mission style. Paint colour not original.



Figure 29. 285 Ballarat Road, Maidstone (front view)



Figure 30. 285 Ballarat Road, Maidstone (side view)

An unusual example of a substantial double storey dwelling constructed with the influence of

the International Style, featuring extensive use of wrought iron, corner steel framed windows, and a flat roof behind a bricked parapet.



Figure 31. Berthandra Court, West Footscray

Most of the houses in this small street are fine examples of the post-war triple front brick veneer house. This house has a curved chimney; brown brickwork trims which contrast with face orange brick, and a wide entry porch with wrought iron support post and balustrade.



Figure 32. Triple-fronted *Mediterranean* Style house, West Footscray

This house demonstrates features of the 'Mediterranean' variation including concrete balustrade, pillar support post and terrazzo style porch floor.



Figure 33. 36 Essex Street, West Footscray

Possible built as a presbytery for the adjacent St John's Church, the building features characteristics of the inter war bungalow and timber verandah detailing more closely associated with the Federation era.



Figure 34. 406 Geelong Road, West Footscray

One of the few of this style of housing featuring large windows of wall creating strong connection to outside, flat roof, primary aesthetic interest derived from expression of building materials eg. solid brick side wall and pattern of steel balustrade.

Conclusions

• The 'Bungalow' type is the dominant type of housing in the study area. The Bungalow type is defined as a single storey free-standing house garden, with a private back yard and an open front garden behind a low front fence. Sometimes a side driveway leads to a garage.

- The external expression or character of houses is defined by the various architectural styles of the periods. In the study area, the expression of the various inter-war styles in relatively modest, often expressed on building elements such as the front porch/verandah or the chimney. This differs to other suburbs where the expression of the styles may be more elaborate or complete.
- There is great variety in the features expressed on building elements such as the front porch/verandah or the chimney. The Californian Bungalow and the Old English style are the two inter-war styles most visible in the study area.
- Post-war properties in the area are predominantly triple or double fronted brick veneer. The number of mid-century Modern properties in the study area is minimal.
- The level of intactness of house is generally high in the northern part of the study area but less so south of the railway line.

The level of intactness of the neighbourhood is relatively high, with the single storey bungalow still dominating and the neighbourhood character defined above still dominant in most areas.

06 LITERATURE REVIEW

The purpose of this literature review is to establish what heritage themes have previously been identified in the West Footscray area, and to determine if there are any research gaps regarding the inter-war and post-war eras.

A review of existing MCC heritage documents, including heritage studies completed in 1989 and 2001, was undertaken for the study area. Documents reviewed included:

- Footscray Heritage Study: Graeme Butler (1989)
 This study was undertaken for the former City of Footscray and identified heritage places of significance. The inclusion of post-1930s buildings was not considered.
- Maribyrnong Heritage Review: Jill Barnard, Graeme Butler, Francine Gilfedder, and Gary Vines (2001)
 - This study reviews the various heritage studies that are relevant to the larger City of Maribyrnong. It includes a thematic history of the municipality that explains the evolution of post-settlement history and development. The area of West Footscray was included in the review to a limited extent.
- Expert Witness Heritage Report for Amendment C31 to the Maribyrnong Planning Scheme: Graeme Butler (2004).
 - An amendment was prepared for the Maribyrnong Planning Scheme in 2004 to implement findings from the Heritage Review 2001. The amendment has not been reflected in the current planning scheme.
- Individual place citations

 Council provided the study team with four individual citations (non-residential places) that have been prepared but not implemented in the planning scheme.

- 285 Ballarat Road, Footscray; Graeme Butler & Associates (2002)
- 2 Graingers Road, West Footscray; Graeme Butler & Associates
 (2002)
- o 16 Eleanor Street, Footscray; Graeme Butler & Associates (2002)
- o 557A Barkly Street, Footscray; Heritage Alliance (2013)

Does the literature indicate that West Footscray, or parts thereof, have potential as a heritage place?

Summary

- Existing heritage studies and citations provide minor reference to inter-war development, and comment even less on development post 1930s. Small sections of each study suggest that the post-war era contributes toward the growth of the municipality, however little detail is provided. Existing studies do not provide enough detail regarding inter-war and post-war themes in the West Footscray region.
- Individual citations provide more detail on individual sites of significance and could be used to progress protection for individual sites only.

Assessment regarding heritage studies

The Footscray Heritage Study (1989) identifies three potential precincts within the study area, noted as Urban Areas 4, 5 and 10. Of these, Urban Area 10 was added to the Heritage Overlay (now formally HO11) and is recognised as an intact Edwardian-era precinct.²

Urban Areas 4 and 5 were identified as having timber detached Bungalow and Mediterranean Villa style houses from the inter-war period, but were not considered worthy of protection at the time.³ However, within Urban Area 4, Johnson Reserve was identified as a major landscape element including the palm trees and was subsequently protected through HO117.

Urban Area 6 (inter-war and Mediterranean villas) and Urban Area12 (Edwardian era), both to the east of the study area, were determined as better examples and consequently added to the Heritage Overlay (HO1 and HO8).

² Footscray Heritage Study, Urban Area 10

³ Footscray Heritage Study, Urban Areas 4 - Hope, View, Suffolk and Essex Streets and 5 - Suffolk, Church, Essex and Dongola Roads

The Maribyrnong Heritage Review (2001) provided a thematic history of the municipality from European settlement to the 1970s. Here it is recognised that development of the study area largely occurred after the 1930s with areas within Maidstone, Braybrook and West Footscray acquired by the Housing Commission and developed in the 1940s.⁴

The analysis method for the Maribyrnong Heritage Review recognised buildings of the inter-war or post-war era as a 'secondary contribution level' and post-war sites were generally not assessed for heritage significance.⁵

Graeme Butler, Expert Witness Heritage Report (2004), acknowledges that the existing heritage studies do not analyse post-war building fabric, being a time when private housing largely ceased in this area.⁶

Assessment regarding individual citations

The Howard Kronborg Centre at 16 Eleanor Street, West Footscray (circa 1993) was identified as having architectural significance. No heritage overlay control has been applied. The citation also makes reference to the link with post-war housing in the area.⁷ No further investigation of this site has since been undertaken.

The Former Wesleyan Methodist Churches (557A Barkly Street, Footscray) were identified through Amendment C31 and remain excluded from any Heritage Overlay. Built prior to the 1930s, the church was extended in 1934 and is now used by the Vietnamese Uniting Church.⁸ The church may be architecturally, socially and historically significant – particularly in regard to post WWII migration themes.

Architectural elements from the 1940s, such as 285 Ballarat Road, Footscray (apartments)⁹ have been previously identified as significant but not included in the Heritage Overlay.

⁴ Maribyrnong Heritage Review, 2001, Section 9.5 and 9.6.4 'Much of the infill of these areas was to come after the Second World War when both public agencies, such as the Housing Commission of Victoria, and private builders and owner builders filled in the gaps'.

⁵ Page 5

⁶ Expert Heritage Witness Report, C31 'post-war places are few in the identified precincts and typically are visually different, providing an expression of a new era of architecture, that of rationalism over revival. Hence, because of the differing cultural emphasis to what had come before, these places are not seen as contributory to the heritage precincts but may be individually significant where they are well preserved'.

⁷16 Eleanor Street, Footscray; Graeme Butler & Associates; 2002

⁸ 557A Barkly Street, Footscray; Heritage Alliance; 2013

⁹ 285 Ballarat Road, Footscray; Graeme Butler & Associates; 2002

Do the existing 'environmental histories' for the City of Maribyrnong include the evolution of West Footscray in general?

Summary

• The Footscray Heritage Study (1989) includes a brief review of the subject area, which considers history up to the 1930s. The Maribyrnong Heritage Review (2001) includes a comprehensive Thematic Environmental History of the growth of the City of Maribyrnong expanding to the 1970s, including the subject area

• The 'environmental history' chapter of the Maribyrnong Heritage Review (2001) could be used as a starting point for an environmental history of the West Footscray area, but expansion of the themes should be developed with a focus on inter-war and post-war themes.

Discussion

The evolution of West Footscray includes the link to the rise of the industrial era, particularly the spread of wool stores across this area sited close to the railway. Food production, rubber and explosives were other key industries in this area, providing employment for the growing population. The specific content of the growing population.

Quarrying is also recognised as a key industry with a large number of quarries located in this area by the 1930s. Bassett Reserve, corner Roberts Street and Geelong Roads, is noted: 'Sometimes a single small reserve located in a residential or industrial landscape is a hint that a small quarry once existed on the site, as at Bassett Reserve in West Footscray.' No other parks are identified specifically in the review. It is noted that many small reserves exist in the study area and may be of significance to the history of this area.

Public transport services continued to grow from the war. 'The demands of transporting wartime workers also led to the addition of another spur tramline from Footscray, along Gordon Street to the Ammunition factory. Eventually Footscray did get its tram route to Essendon when the routes through Footscray and Maribyrnong were joined sometime after the war. By the 1960s the tram routes to Yarraville and West Footscray had been replaced by tramways buses.' 13

¹⁰ Maribyrnong Heritage Review, Section 4

¹¹ Section 7

 $^{^{12}\,}$ Section 5.1 and 12.2.1

¹³ Section 6.5

The Maribyrnong Heritage Review identifies the development of Maidstone as a housing commission area in the 1940-50s and identifies the subdivision pattern of the Wallace/Studley Street area as presenting as part of the original subdivision pattern.¹⁴ This has not been expanded upon or assessed as a significant pattern.

Early shops are identified in the thematic history as a significant part of the history of the study area, including 'Even such items as clothing and haberdashery supplies were often still purchased at 'local' shops in the 1950s. Barkly Street, in West Footscray, for example, still boasted a number of these sorts of shops in the mid-1950s.' 15 As with other themes, this has not been further explored in any of the assessment literature.

Does the literature reviewed adequately address inter-war and post-war heritage, and its significance or otherwise to the West Footscray area?

Summary

• No. The themes identified in existing literature, save the four recent citations, generally do not provide a history of West Footscray beyond the 1930s and do not adequately address the inter-war or post-war periods.

Discussion

Much of the post-war history evident in this area includes housing commission themes, migration and post-war housing development. These themes are not comprehensively addressed in any of the existing thematic histories.

Amendment C31 documentation indicates that the identification of post-war places are few and typically visually different from the precincts of pre-war housing. Butler wrote of the post-war places 'providing an expression of a new era of architecture, that of rationalism over revival.' 16

An example of this was shown in the proposed citation for 2 Graingers Road, West Footscray (former Australian Bobbins office block), representing a major growth period in Footscray industry during the 1930-40s period.¹⁷

¹⁴ Section 9.2 and 9.6.4

¹⁵ Section 9.8.2

¹⁶ Page 4

¹⁷ 285 Ballarat Road, Footscray; Graeme Butler & Associates; 2002

No Heritage Overlay has been added to this site and its history could reflect that of the growing population in the area.

Does the existing literature sufficiently address the significance of the inter-war and post-war periods within the City of Maribyrnong generally? Summary

- No. The existing heritage studies predominately focus on Victorian,
 Edwardian and to some extent inter-war development. There is very little focus on post-war development.
- The existing studies do not sufficiently address inter-war or post-war periods within the city of Maribyrnong generally.

Discussion

The thematic history within the Maribyrnong Heritage Review (2001) provides an assessment of the historic themes in the area from the inter war period up to the 1970s.

Less detail is provided of the 1930-60s era of development, although it is noted as a significant point in time for the city of Maribyrnong. 18

A full thematic review the history of Maribyrnong post 1930 should be undertaken and added to the overall Thematic History.

-

¹⁸ Theme 7.3 Pushing outwards: 1930s-1960s and 7.4 1970s-1990s.

07 REVIEW OF PLANNING SCHEME

As part of the literature review, the Maribyrnong Planning Scheme was reviewed to ascertain existing controls and their impact on the conservation of inter-war and post-war places of potential heritage significance within the study area.

Summary

- The Heritage Overlay is limited in its application through the study area.
- Development is guided through neighbourhood character policy, which does not protect any potential places of heritage significance or provide adequate direction for the renovation/restoration of any heritage place.

Discussion

The following Maribyrnong Planning Scheme clauses are relevant heritage policies:

- Clause 21.06 Built Environment and Heritage
- Clause 21.07 Housing
- Clause 22.01 Cultural Heritage Policy
- Clause 43.01 Heritage Overlay

Existing heritage studies made recommendations for places to be added to the Heritage Overlay within the relevant planning scheme. The majority of places identified were from the Victorian, Edwardian and late-Edwardian or early interwar periods.

The Footscray Heritage Study (1989) generally limited its findings to significant places from before the 1930's. The Maribyrnong Heritage Review (2001) also did not thoroughly investigate areas of significance in the growth of the municipality post 1930s.

The Municipal Strategic Statement (MSS) recognises the growth of West Footscray as significant throughout the inter-war period. ¹⁹ A strategic objective

¹⁹ Clause 21.06-3 The city's industrial and defence heritage has influenced the patterns of residential development. Late Victorian and Edwardian-era housing is evident in parts of Footscray, Seddon and Yarraville. Later Interwar housing is evident in areas of

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through the MSS is to protect elements of the different phases of the City's development.²⁰ Despite this, the implementation of the Heritage Overlay within the study area is limited.

Currently, development within the study area is guided through the Housing Strategy and Neighbourhood Character Policy. The study area is generally identified as suitable for Incremental Development ²¹ where development should 'Encourage the retention of existing housing that positively contributes to preferred neighbourhood character.' (See Figure 35)

West Footscray, Kingsville and Yarraville. In Braybrook the munitions workers housing is significant. There are examples of significant post-war housing evident throughout the city. ²⁰ Clause 21.06-3, Objective 8

²¹ Clause 21.07 Housing. Incremental change areas are defined as 'All other residential areas without heritage significance or an identified residential character that warrants planning protection through specific overlays.'

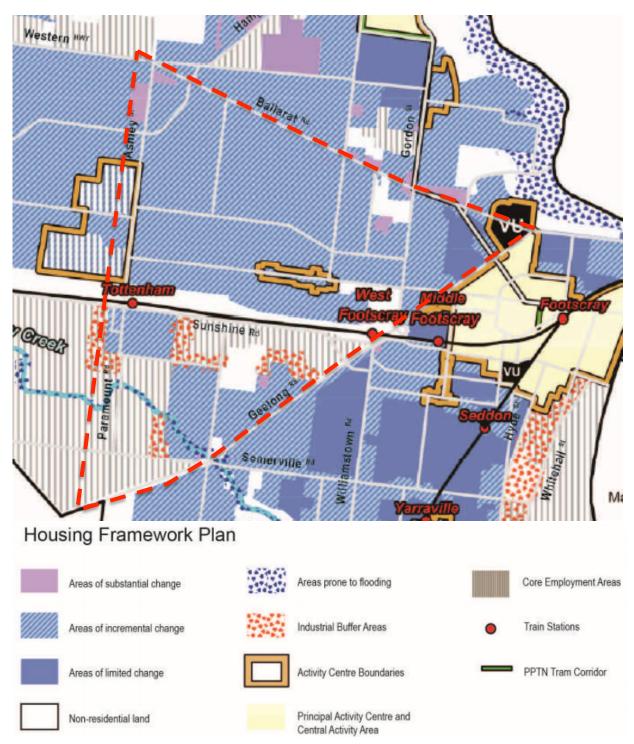


Figure 35: Extract from Maribyrnong Planning Scheme showing study area (red) and areas identified for: incremental change (blue) and substantial change (pink). Source: Maribyrnong Planning Scheme, Clause 21.07 Housing

Neighbourhood Character

Summary

• The intention of retaining dwellings of the post-war era is repeated as a key neighbourhood character policy. This demonstrates that the community values these places. However, a neighborhood character overlay provides little statutory protection from demolition and/or adverse change from a heritage perspective. Furthermore, change that is guided by neighborhood character policy is not afforded the same scrutiny as change guided by a heritage overlay (and ultimately heritage best practice as determined by the Burra Charter).

Discussion

Within Maribyrnong Planning Scheme Clause 22.05 (Neighbourhood Character), there are four precincts of preferred character that are located within the study area. Preferred character statements are included in Clause 22.05 and are described below.

Maribyrnong Planning Scheme Clause 22.05-neighborhood character is reproduced in Appendix A and a map showing the location of neighborhood character zones is show in Figure 36 below.

Garden Court Area

The Garden Court (GC) area includes the NW section of the study area from Ashley Street (west) to Thomson Street (east) and extending south to Suffolk Street. The preferred character is for landscaped front gardens including canopy trees and low or no front fencing. Of note, the statement acknowledges the presence of post-war homes and the history they reflect, with retention of these areas a desired outcome

There is currently no heritage overlay applied in this part of the study area.

Garden Suburban 4 Area

The Garden Suburban 4 (GS4) preferred character statement applies to the majority of the study area and particularly to the area north of Sunshine Road. The area is valued for the mix of styles across the area, with new development seen as "adding to the layers of history". The character statement says that older dwellings will be retained, including inter-war eras.

The Heritage Overlay is sparsely applied to inter war places in this part of the study area.

Garden Suburban 5 and Inner Urban 1 Areas

A small section of housing off Geelong Road, south of Sunshine Road applies the Garden Suburban 5 (GS5) preferred character and the area east of Gordon Street, north of Sunshine Road has a preferred Inner Urban 1 character (IU1).

The GS5 area is regarded for the intact streets of older dwellings from the interwar and 1950s era, with a preferred character for their retention. New development is required to complement the existing dwelling style, including built form, materials and front setbacks as described in the GS5 statement.

There is currently no heritage overlay applied in this part of the study area.

The IU1 precinct includes the area east of Gordon Street to Commercial Road, extending from Ballarat Road to Geelong Road (and further south). The preferred character is again to protect the older style dwellings including inter-war, however new development is encouraged to be modern and generally considerate of the existing setbacks.

There is currently no heritage overlay applied in this part of the study area.

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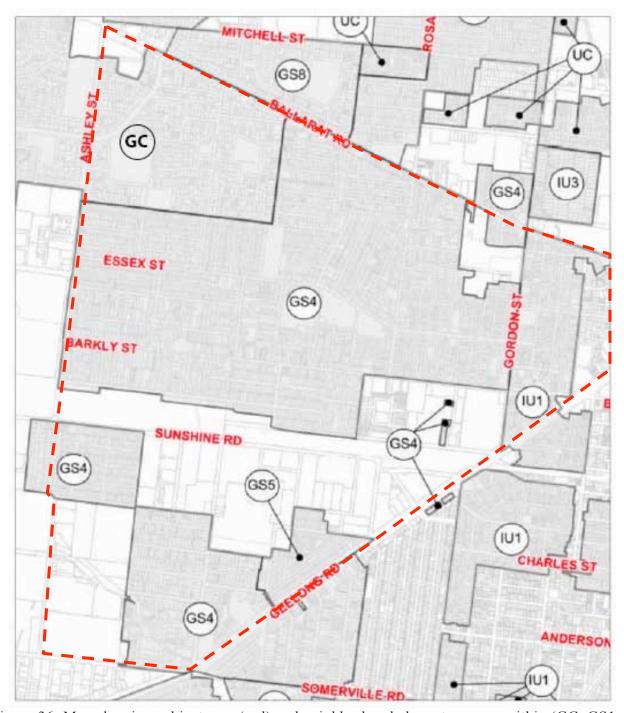


Figure 36: Map showing subject area (red) and neighborhood character zones within (GC, GS1, GS4, GS5 and IU1).

Heritage Overlays

There are 21 Heritage Overlays (HO) within the study area (see Figure 37 and Table 1 below). Only one, *HO11- Upper Footscray Residential Heritage Area*, to the east of Commercial Road, is a precinct-wide overlay. The remaining HOs are site specific.

The Upper Footscray Residential Heritage Area was identified through the Footscray Heritage Study as 'Edwardian detached housing bordered by notable civic and residential buildings along Geelong Road.' Given the citation for the area fails to mention the significance of inter-war and post-war themes, HO11 will not be sufficient in protecting inter-war and post-war heritage (see VCAT case Farrell v Maribyrnong CC [2019] VCAT 675, included as Appendix B).

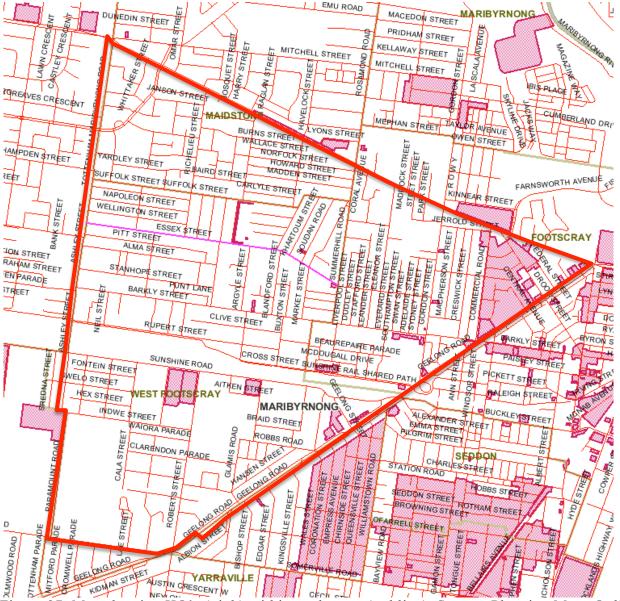


Figure 37. Map showing HO's (pink) within study area (red line). Source: Planning Maps Online.

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Heritage Overlay No.	Place Description
HO11	Upper Footscray residential heritage area, Footscray
HO26	Footscray Primary School No.253 100 Geelong Road, Footscray VHR 1713
НО39	House 184 Geelong Road, Footscray
HO43	House 163 Gordon Street, Footscray
HO52	Brick school: 27 Mephan Street, Footscray
HO68	House: 60 Soudan Rd, West Footscray
HO69	House: 98 Summerhill Road, West Footscray
HO89	Warren & Brown Engineering Workshops 113-115 Ballarat Road, Footscray - Including South Australian Sugar Gums
НО94	Canary Island date palm row and Canary Island Pines, 399-413 Barkly Street, Footscray
НО96	Nundah 600 Barkly Street, West Footscray - Including boundary fence
HO114	Olympic Tyre & Rubber 56-84 Cross Street, Footscray West - Including interior controls the Cyprus Tree
HO116	Footscray Fire Station Complex The heritage place comprises the original (circa 1941) component of the fire station complex. 67-71 Droop St, Footscray
HO117	Johnson Reserve Canary Island date palm rows and oak Essex Street, Maidstone
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
HO159	Creamota 19 Sunshine Road, West Footscray
HO160	Australian Estate Wool Store 47-61 Sunshine Road, West Footscra
HO161	Goldsborough Mort Wool Store 63 Sunshine Road, West Footscray
HO190	Green's Buildings 337-351 Barkly Street, Footscray
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).
T.1.1. 1. T	ist of Heritage Overlays within study area

Table 1: List of Heritage Overlays within study area.

Conclusion

The Maribyrnong Planning Scheme clearly states through strategy and policy that inter-war and post-war buildings are important to the local community. The retention of buildings within this study area is already valued as a preferred character outcome.

The planning scheme currently offers limited statutory protection in the study area against the demolition of inter-war or post-war buildings, or against adverse change in significant streetscapes.

08 STUDY AREA ANALYSIS

In order to ascertain the extent of potentially significant inter-war and post-war precincts within West Footscray, each street within the study area was physically surveyed.

During site visits the following features were identified and recorded:

- Number of inter-war and post-war dwellings with potential contributory or individual heritage significance;
- Number of streets with potential for a heritage overlay;
- Potentially significant landmarks such as industrial or commercial buildings;
- Trees of potential significance; and
- Potentially significant parks and reserves.

As part of the survey, over 7000 properties and around 190 streets were examined, the complete list of which is included as Appendix C.

The threshold for potential significance is that properties, sites or elements must exhibit features as outlined in *Section 05 Defining Housing Character* of this report. In regard to intactness, buildings may have unsympathetic alterations, but if they are recognisably inter-war or post-war, and restorable, then they were included for consideration.

Victorian and Edwardian-era buildings and urban design features were also recorded because ultimately they would be considered contributory or of secondary contributory significance, if a heritage overlay was applied to an interwar or post-war streetscape. Failing to recognise the contribution of Victorian and Edwardian-era sites would create the opportunity for demolition and new development, disrupting the historic integrity of any significant streetscape.

Once the number of potentially significant sites was counted in each street, a determination was made as to whether the overall street would be eligible for consideration of a heritage overlay. Streets were categorised into the following groups (recommendations):

GROUP 1: Recommend investigating further

- More than 50% contributory properties
- Street contains groups of contributory properties
- Street has medium to high level of intactness

Group 2: Consider investigating further

- Less than 50% contributory properties
- Street contains groups of contributory properties
- Street has medium level of intactness (restorable)

Group 3: No further investigation recommended

- Less than 50% contributory properties
- Groups of contributory properties within the street are disturbed by noncontributory infills
- Street has low level of intactness (beyond being easily restored)

However, some streets varied from these prescriptive groups due to other factors, such as intensity of unsympathetic development (e.g. Arthur Street, Footscray which has 55.56% contributory properties, but these are overwhelmed by hospital development within the street). Justification for such variations is included in Appendix C.

Streetscapes, vistas and other urban design features such as parks and reserves were also noted.

Summary of findings

• 3977 properties, representing 55.7% of the study area, are considered to be of potential contributory significance (see Appendix C).

- 90 streets, representing 47.1% of the study area, are considered to be of potential heritage significance (see Figure 38 and Appendix C).
- Three main HO precincts became apparent after clusters of potentially significant streetscapes were mapped (see Figure 39).
- 6.5% of the study area is occupied by parks and reserves, which contribute to the setting of the area (see Appendix C).
- East of Summerhill Road properties are mostly Victorian and Edwardian, interspersed with highly intact inter-war and some post-war dwellings.
- Few streetscapes include solely post-war dwellings. Berthanda Court and Rondell Avenue may be the best examples of post-war streetscapes. Post-war places of potential significance are mostly individual sites.
- The study area includes a number of streets with mature trees, including indigenous species, which contribute to the inter-war and post-war setting of the area.
- Certain streets, such as Busch Street exhibit an interesting mix of Victorian-era infrastructure such as bluestone kerbs and pitchers, in addition to later inter-war housing.

Discussion

Data collection reveals that almost half of the study area is comprised of domestic, commercial and industrial sites that may warrant inclusion in a precinct wide, or individual heritage overlay. The majority of these properties are from the inter-war period. A smaller number are of the Victorian, Edwardian, or post-war periods.

Figure 38 below shows the entire study area, with Group 1 shown in green, Group 2 shown in orange, and Group 3 shown in red.

It is not the purpose of this study to confirm whether a place (i.e. individual site or entire streetscape) is contributory or not (that would be the objective of a larger, more in depth study), but instead to comment on whether a place has **potential for consideration**.

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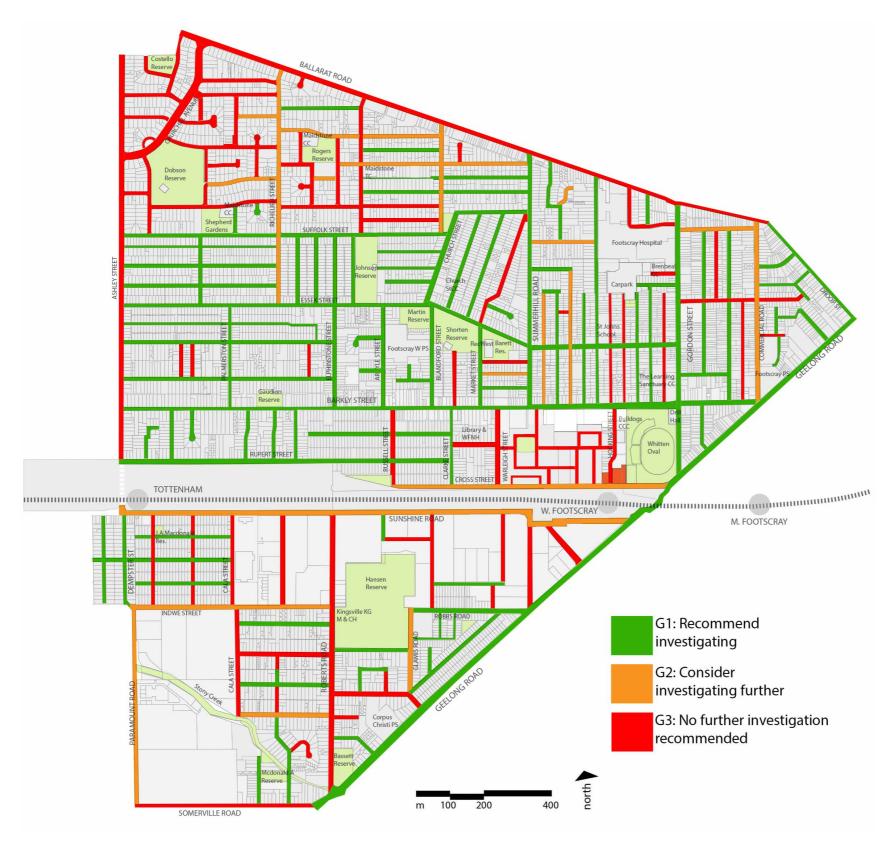


Figure 38. Map of study area showing street that have potential heritage significance (green), streets that fail to meet the criteria for significance (red) and streets that undetermined (orange).

Generally, precinct overlays are suitable for an individual street, or clusters of streets that exhibit contributory features as described in a 'statement of significance', or heritage 'citation'. Again, it is not the purpose of this study to develop individual citations for the West Footscray area, however citations for existing heritage overlays HO1 and HO10 are included in Appendix D as examples for protected inter-war precincts. In the case of the West Footscray area, the contributory features outlined in *Section 05* of this report can be used to develop similar citations for the subject area.

Figure 39 below illustrates where clusters of potential HO areas have formed. Developing the exact number and location of clusters would be the aim of additional studies, however data from this research demonstrates that there are at least three major areas worth considering within the West Footscray area. Area No.1 includes the highest number of inter-war and post-war sites recorded. South of the railway line, area No. 2 includes contributory housing set alongside large industrial sites to the east and south. Area No.3, towards Footscray, includes a high number of Victorian and Edwardian-era streetscapes, interspersed with contributory inter-war and post-war sites. Note that the eastern most part of section 3 is already protected by heritage overaly HO11. Again, the map is not a comprehensive summary of inter-war and post-war precincts in the area, but provides an indication of where, and to what extent, they are likely to be found.

In addition to these three precincts, additional overlays might be considered for major arterials such as Geelong Road and Sunshine Road; or natural landscapes like Stony Creek.

Section 5 in this report gives examples of the types of properties that may be considered for individual significance. The examples are not intended to be a comprehensive list but rather an indication of the benchmark for individually significant properties in the study area. Final decisions of which (if any) properties warrant individual heritage protection would need to be made following a more complete study.

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Figure 39. Map of study area showing potential HO areas.

In addition to architectural features, mature street trees and landscapes of interest were noted. The study area featured a number of streets with mature trees, which unlike areas established earlier which are often planted with elms or pines, are planted with indigenous species such as Melaleuca. Mature trees were found throughout the entire study area. Of particular interest was the area around Stony Creek, which provided a distinct green corridor. Waratah Street for example has established native trees with a connection to the Creek.

Whilst this study cannot confirm where inter-war and post-war heritage overlays should be applied for the purposes of a planning scheme amendment, it does reveal that almost half of the study area is worth investigating and that there are at least three major potential inter-war and post-war heritage overlay areas.

09 CONCLUSION & RECOMMENDATIONS

Based on both quantitative and qualitative data assessed for this study, it is clear that there are a number of places worthy of consideration for further heritage protection within the West Footscray Area. Places vary from individual sites, to entire streetscapes and landscape features. There is a strong connection between industrial, domestic and natural landscapes (especially the Stony Creek) in the area; the connection of which should be acknowledged and enhanced. Less is known about the indigenous history of the area, and any future heritage study should consider the indigenous history in a holistic manner (i.e. beyond acknowledging the traditional owners of the land and including recent histories too).

West Footscray exhibits large areas of potentially historically significant interwar and post-war precincts. An opportunity exists to formally protect these areas, not only for the municipality, but also for the benefit of wider Victoria.

Accordingly, it is strongly recommended that Maribyrnong City Council:

- 1) Prepare interim and permanent heritage controls on all individual sites recommended for potential heritage overlay (see Appendix C).
- 2) Prepare interim and permanent heritage controls on all streets recommended for potential heritage overlay (see Appendix C).

Note: Guidelines would need to be developed advising how to manage sites prior to full planning scheme amendment. Council may not have statutory powers in preventing adverse change to sites based on heritage matters alone, but applicants can be encouraged to adopt heritage best practice.

3) Commission heritage study for the West Footscray Area. At minimum the heritage study should address:

- o Indigenous history of the West Footscray Area.
- o Environmental history of the West Footscray Area.
- o Industrial places in the West Footscray Area.
- Urban conservation areas and individual places of significance in West Footscray (including citations and data sheets with a record of individual sites and levels of significance).
- o Significant trees and other landscape features in West Footscray.

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APPENDICES

W F H F S APPENDIX A

APPENDIX A: Maribyrnong Planning Scheme – Clause 22.05 (Neighbourhood Character)

22.05

PREFERRED NEIGHBOURHOOD CHARACTER STATEMENTS

13/12/2012 C111

This policy applies to development (including subdivision) in the Residential 1 zone as shown on the Neighbourhood Character Precinct Map forming part of this clause.

22.05-1

Policy basis

15/09/2011 C82(Part 1)

The Maribyrnong Neighbourhood Character areas comprise 13 neighbourhood character types across the municipality (as shown on the Neighbourhood Character Precinct Map forming part of this Clause).

This policy assists in achieving the objectives of the State Planning Policy Framework, particularly in relation to responding to neighbourhood character and urban design principles.

The policy builds on the objectives of Clause 21.06 and 21.07 of the Maribyrnong Municipal Strategic Statement by ensuring that new development respects and enhances the preferred neighbourhood character of the residential areas.

The policy implements the findings of the *Maribyrnong Neighbourhood Character Review*, *February 2010* which identifies the key existing characteristics and preferred neighbourhood character of Maribyrnong, defining residential precincts based on the delineation of areas of similar character elements.

22.05-2

Objectives

15/09/2011 C82(Part 1)

- To ensure that development is responsive to the preferred future character of the area.
- To retain and enhance the identified elements that contribute to the character of the area.
- To implement the recommendations of the Maribyrnong Neighbourhood Character Review, February 2010.

22.05-3

Preferred Neighbourhood Character Statements

15/09/2011 C82(Part 1)

Inner Urban 1 - IU1

The low-scale intimacy of the streetscapes and the sense of history will be maintained and strengthened throughout this precinct. Older dwellings, including those from the Victorian, Edwardian and Interwar eras will be retained and complemented by newer development that is distinguishable from original building stock, but respectful of the key elements of these styles. New, low-scale buildings with pitched roofs will incorporate lightly-coloured timber and other non-masonry materials within well-articulated facades. Where newer development exceeds the predominant height in the street, upper levels will be recessed to reduce their prominence. New buildings will be sited in accordance with the predominant pattern of setbacks in the street, which may include terraced housing or buildings abutting one side boundary. The visual interaction between dwellings and streetscapes will be maintained and strengthened by providing low, permeable front fences and small front setbacks with space for shrubs and flowering plants to soften the built form.

Particularly intact areas, including parts of Seddon and Yarraville directly south of the Footscray Activity Centre and the area south-west of Yarraville Station will continue to display consistency in characteristics such as height, built form, siting and use of materials.

Inner Urban 2 - IU2

The balance between the built form and the garden settings of dwellings will continue to be the key valued characteristics of this precinct. Buildings will be sited to provide for space for existing trees, and garden settings will be strengthened through the ongoing planting of trees, in particular larger species within front gardens. The visual prominence of car parking structures and crossovers will be minimal, with single-lane crossovers and garages or car ports that are set behind the line of the front façade. The use of permeable surfacing will reduce runoff and give front and side setbacks a more natural appearance that complements the location of the precinct near the river corridor. Front fencing will maintain views to front gardens and the openness of streetscapes.

Inner Urban 3 - IU3

The spaciousness of streetscapes, the way in which the dwellings address the street and the low visibility of buildings from the Maribyrnong River corridor will be maintained and strengthened. New development will be orientated towards the street and set back from all side boundaries in accordance with the pattern of setbacks in the street. The height of new buildings will remain below the dominant mature tree canopy height and new development will further contribute to the landscape character through the planting of new canopy trees. The prominence of car parking structures and driveways will be minimised through the provision of single-lane crossovers and garages that are set behind the line of the front facade. New development will be sited to minimise the prominence of buildings in views from the river corridor.

Garden Suburban 1 - GS1

The spaciousness of streets and the maintenance of older buildings will continue to influence the character of this precinct. Older dwellings, including those from the Victorian, Federation and Interwar eras will be retained and complemented by newer development that is distinguishable from original building stock, but respectful of the key elements of these styles. New development will incorporate pitched roofs and use materials that reflect the current building stock in the precinct, with a variation of materials across facades. Buildings will be sited to provide gardens that contribute to the overall leafy feel of the precinct. The garden settings of dwellings will be maintained and strengthened with the retention of existing canopy trees and the planting of new vegetation. Front fences will remain low and open, allowing views to gardens and dwellings.

Garden Suburban 2 - GS2

The cohesiveness of streetscapes brought about by consistencies in the built form and the open, spacious qualities of streets will be maintained and strengthened. Older dwellings that contribute to the character of the area, including those from the Interwar and 1950s eras will be retained and complemented by newer development that is distinguishable from original building stock. Replacement buildings will reflect the low-scale appearance of buildings and will use materials that complement those commonly found within the precinct. New development will be sited to retain the spaciousness of precincts through the provision of setbacks on all sides of dwellings. Landscaping that includes the planting of new canopy trees, shrubs and lawn areas will add to the garden settings of dwellings and provide a sense of leafiness in the precinct. Front fences will remain low or constructed of permeable materials to retain views to gardens.

Garden Suburban 3 - GS3

The dominance of canopy trees in views from the river corridor will continue to remain a key feature of this precinct through the ongoing balance between tree canopies and roof tops. Buildings will be set back from all side boundaries and will be sited to provide for existing and new trees that are visible from the river corridor. The height of new development will be kept below the height of the dominant mature tree canopy. Buildings will be designed to follow the contours of the site and to incorporate materials that are of low reflectivity or are natural in appearance to reduce the prominence of the built form in views from the river corridor.

Garden Suburban 4 – GS4

The mix of architectural styles and the consistencies across the built form will be maintained and strengthened through the provision of new development that adds to the layers of history throughout the precinct. Older dwellings that contribute to the character of the area, including those from the Victorian, Edwardian and Interwar eras will be retained and complemented by newer development that is distinguishable from original building

stock. New development will respect the low-scale nature of buildings and will provide pitched roofs and other features that respond to the building form. Garden settings will be strengthened through new plantings that provide canopy trees, shrubs and garden beds that contribute to the leafiness of streetscapes. Where present, front fences will maintain the openness of streetscapes and allow views to gardens and dwellings.

Garden Suburban 5 - GS5

This precinct will continue to be characterised by intact streets of older homes within garden settings. Older dwellings, including those from the Interwar and 1950s eras will be retained and complemented by newer development that is distinguishable from original building stock, but respectful of the key elements of these styles. New buildings and extensions will continue to emphasise the low-scale horizontal element of the built form and will incorporate the use of materials found commonly in the precinct, including timber. The prominence of extensions and two storey dwellings in the streetscape will be minimised through well-articulated, recessed upper levels. Buildings will be sited to reflect the current pattern of setbacks in the street and to accommodate gardens that comprise canopy trees, shrubs and lawn that contribute to the leafiness of the streetscape. Front boundaries will delineate between the public and private realm through the use of low, permeable fences that are suited to the building era, including timber and wire styles.

Garden Suburban 6 - GS6

This precinct will continue to be characterised by the garden settings of dwellings and the older, well-maintained housing stock. The retention of older dwellings, including those from the Federation and Interwar eras will maintain the sense of history evident in the area, while new development will continue to add to the mix of architectural styles. New dwellings will respect the low-scale, horizontal emphasis of the existing built form and will incorporate well-articulated facades that add interest to streetscapes. New development will make the best use of small front setbacks through the planting of small trees, shrubs and garden beds that complement the existing vegetation in the streetscape. Buildings will be set back from all side boundaries in accordance with the predominant setback pattern in the street. Front boundaries will be used to delineate between the public and private realm through the use of low, permeable fences that allow views to gardens and dwellings.

Garden Suburban 7 - GS7

The green, leafy feel of this precinct will be retained through the maintenance of established trees and gardens. The location of the precinct on the river corridor will be reflected in new development and gardens through the ongoing planting of canopy trees and, for buildings directly fronting onto the river, through the use of materials that are of low reflectivity or are natural in appearance. Buildings will be sited to allow adequate space for new vegetation within all setbacks, and also to reduce their prominence in views from the river corridor. Where located on steeper topography, the prominence of the built form will be minimised by designing buildings to follow the contours of the site. The visual prominence of car parking structures and crossovers will be minimal, with single-lane driveways and garages or car ports that are set behind the line of the front façade. The use of low or no front fences will allow vegetation to dominate streetscapes.

Garden Suburban 8 – GS8

The spaciousness of streetscapes will remain the key feature of the character of this precinct. The consistency of the low-scale, modest building form will be retained and will continue to add to the sense of spaciousness through the provision of generous front and side boundary setbacks in accordance with the prevailing setbacks in the street. The visual prominence of car parking areas will be minimised with single-lane driveways and garages that are set well behind the line of the front façade. New development will add to the precinct through the reflection of the low-scale built form and will provide vegetation and landscaping that maintains the spaciousness of the precinct while providing a new leafy aspect. Front boundaries will remain low and open, and where present, fences will be low, constructed of permeable materials or lined with vegetation.

Garden Court - GC

The spacious, informal streetscapes of this precinct will be strengthened through the continued maintenance of existing dwellings and gardens, as well as replacement buildings that enhance these characteristics. Where possible, original dwellings including Interwar and 1950s homes will be retained and restored to promote a sense history within the precinct. New development will incorporate wide pitched roof forms with well-articulated facades that include variations in materials. The visual prominence of car parking structures and crossovers will be minimal, with single-lane driveways and garages that are set behind the line of the front façade. Dwellings will be surrounded by spacious gardens that comprise canopy trees, shrubs and lawn, and views to these landscaped areas will be retained through the provision of low, permeable or no front fencing.

Urban Contemporary - UC

The garden settings of dwellings throughout the precinct will be strengthened through the provision of trees that contribute to an overall canopy. A variation in materials across facades will improve the contribution of buildings to streetscapes and create interest in the built form. The interaction between buildings and the streetscape will continue, with the provision of glazing at lower and upper levels, and low, permeable or no front fences that allow views to gardens and dwellings. The visual prominence of car parking structures and crossovers will be minimal, with single-lane driveways and garages that are set behind the line of the front façade.

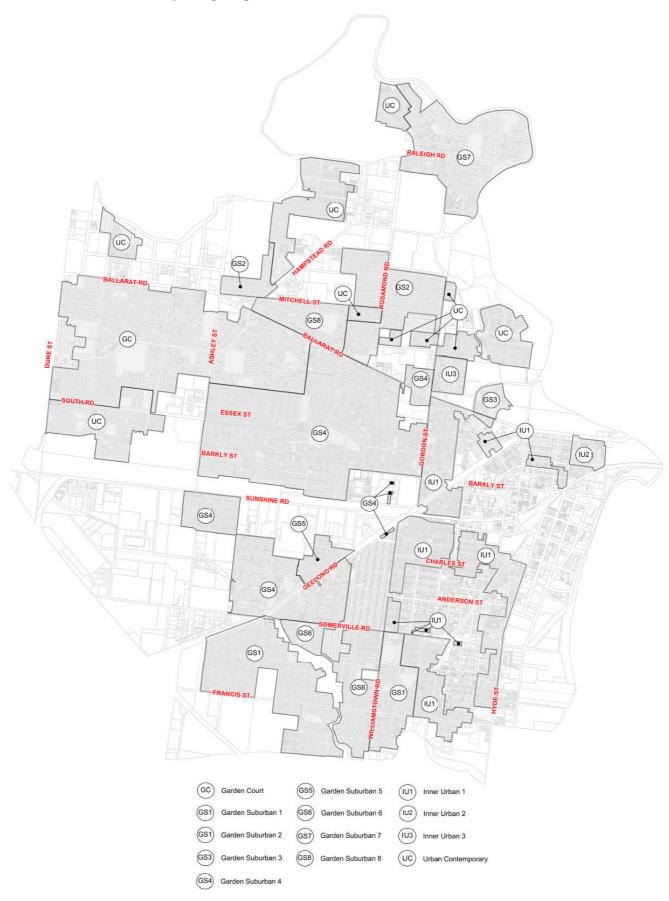
Where located near the river corridor, indigenous trees will enhance the connection between it and the precinct and provide the precinct with a distinctive character that sets it apart from other areas. The use of materials that are of low reflectivity or are natural in appearance will reduce the prominence of the built form in views from the river corridor.

22.05-4 Policy Reference

13/12/2012 C111

Maribyrnong Neighbourhood Character Review, Planisphere, February 2010 Maribyrnong Neighbourhood Character Review Character Guidelines

Maribyrnong Neighbourhood Character Precincts



W F H F S APPENDIX B

APPENDIX B: VCAT case Farrell v Maribyrnong CC [2019] VCAT 675

VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL

ADMINISTRATIVE DIVISION

PLANNING AND ENVIRONMENT LIST

VCAT REFERENCE NO. P1888/2018 PERMIT APPLICATION NO. TP454/2017(1)

CATCHWORDS

Section 77 of the *Planning and Environment Act 1987*; Maribyrnong Planning Scheme; Neighbourhood Residential Zone, Heritage Overlay; demolition of existing building and construct two double storey attached dwelling on a corner lot and reduction in car parking; heritage consideration.

APPLICANT LM, BJ, MA & R Farrell and A Grudnik

RESPONSIBLE AUTHORITY Maribyrnong City Council

SUBJECT LAND 7-9 Lennox Street, Yarraville

WHERE HELD Melbourne

BEFORE Christina Fong, Member

HEARING TYPE Hearing

DATE OF HEARING 12 April 2019

DATE OF ORDER 10 May 2019

CITATION Farrell v Maribyrnong CC [2019] VCAT 675

ORDER

Pursuant to section 127 and clause 64 of Schedule 1 of the *Victorian Civil & Administrative Tribunal Act 1998*, the permit application is amended by substituting for the permit application plans, the following plans filed with the Tribunal:

Prepared by: Basset Lobaza Architects

• Drawing numbers: TP06, 08, 09, 10, 11,12, 13, 14, 15, 16, 17,

17A, 18,19, 20, 21, 22, 22A, 23, 24, 25, and 26,

Amendment A.

- In application P1888/2018, the decision of the responsible authority is set aside.
- In planning permit application TP454/2017(1) a permit is granted and directed to be issued for the land at 7-9 Lennox Street, Yarraville in accordance with the endorsed plans and the conditions set out in Appendix A. The permit allows:
 - The demolition of the existing building;
 - Construction of two dwellings; and



• A reduction in the car parking requirement.

Christina Fong Member

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APPEARANCES

For applicant Stephen Bitmead, town planner, Fasnet

Consulting Pty Ltd. He called Mark

Stephenson, Trethowan Architects, to give

heritage evidence.

For responsible authority Tina Arabajieva, town planner, City of

Maribyrnong.

INFORMATION

Description of proposal Demolition of the existing single storey late

Interwar dwelling and construct two double storey dwellings in its place. The proposal also involves reduction in the provision of car parking by providing one car space (in a single garage) off a rear laneway for each dwelling which provides three bedrooms plus study. A basement level provides a laundry/store, and gym/games

room for each dwelling.

Nature of proceeding Application under section 77 of the *Planning and*

Environment Act 1987 – to review the refusal to

grant a permit.

Planning scheme Maribyrnong Planning Scheme

Zone and overlays Neighbourhood Residential Zone and Heritage

Overlay (HO15).

Permit requirements Clauses 32.09-6 to construct two or more

dwellings; 43.01-1 to demolish and construct buildings and works; and 52.06-3 to reduce the

provision of car parking.

Relevant scheme policies and

provisions

Clauses 11, 15, 16, 21, 22.01, 55, 52.06, and 65.

Land description The land is located on the southwest corner of

Lennox Street and Ducker Street, Yarraville. It is made up of two lots, with a combined frontage of 22.56 metres to Lennox Street, a depth of 31.7 metres, and a site area of 714.93 square metres. It is developed with a single storey late Interwar brick dwelling constructed across the two lots.

Adjoining the site to the west at 11 and 13 Lennox Street are single storey Victorian cottages, each with a front verandah. Adjoining

the site to the south is a ROW, then a single storey Edwardian house at 14 Ducker Street.

The site is in an established residential area where late Victorian and Edwardian buildings

can be found.

Tribunal inspection 27 April 2019, not accompanied by the parties.

REASONS1

WHAT IS THIS PROCEEDING ABOUT?

- This is a review against council's refusal to grant a permit to demolish the existing building and construct in its place two double storey dwellings plus basement, and reduction in car parking. The grounds of refusal were the loss of an intact contributory Inter-War building, jeopardising the long term conservation of significant fabric and contrary to the decision guidelines of the Heritage Overlay and clause 22.01; the design of the replacement building and fence will detract from the character of the heritage area and dominate and overwhelm the existing contributory buildings; not respecting the cultural significance of the heritage place; the design mimicking and not respecting existing heritage fabric; unreasonable visual bulk, failure to meet standards and objectives in clause 55 in the areas of neighbourhood character, street setback, and side and rear setbacks; being contrary to policy for a site in a limited housing change area and constituting an overdevelopment of the site; not meeting standard B22 (overlooking); and failure to provide the number of car parking in accordance with clause 52.06.
- 2 Following the substitution of plans at the hearing, council continues to oppose the proposal.
- Following the hearing on 12 April 2019, I made an interim order giving directions to the parties:
 - From the responsible authority (by 18 April 2019): permits issued for Nos. 8, 8A and 8B Lennox Street, sections of Volume 5 of the *Urban Conservation Areas & Individual Places Studies* (former City of Footscray) showing Interwar buildings which are graded contributory for the sections of Lennox Street, Ducker Street, Stephen Street and Maggie Street.
 - <u>From the applicant</u> (by 2 May 2019): Any response he may wish to make on the information from council.
- 4 I have received the above information from both council and the applicant.

WHAT ARE THE KEY ISSUES?

- 5 The key issues of this review are the demolition of the existing building, and whether the design of the replacement building is acceptable to the heritage significance of the area.
- I am not as concerned as council regarding the redevelopment of the site for two dwellings as excessive in terms of density, considering that there are

Page 4 o

The submissions and evidence of the parties, any supporting exhibits given at the hearing and the statements of grounds filed have all been considered in the determination of the proceeding. In accordance with the practice of the Tribunal, not all of this material will be cited or referred to in these reasons.

- currently two lots that make up the site. The MMBW 1895 plans showed one dwelling on each lot at the time.
- As for the issue of car parking, given the site in a heritage area, unless a lot enjoys the availability of a ROW at the rear of the land to provide access for car parkin, the location of car parking structures or new crossover from a street is contrary to the streetscape and heritage significance of the area. In this matter, one car space (in a single width garage) is provided for each dwelling, accessed from the ROW. The site is within walking distance of the Yarraville Train Station and the shopping area surrounding the train station. Council's Transport Engineer had no objection to the proposed reduction in the number of car spaces provided. Given the heritage context of the site, I agree with council's transport engineer that vehicular access from the rear and a single garage for each dwelling is an appropriate provision of car parking for the proposal.

DEMOLITION OF EXISTING BUILDING

- The guidance for consideration of demolition and replacement buildings is clause 43.01, 15.03-1 and 22.01.
- 9 With regard to the Heritage Overlay, the objectives of this overlay are:

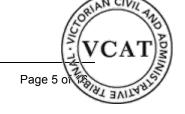
To implement the Municipal Planning Strategy and the Planning Policy Framework.

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 conserve specified heritage p0laces by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

- 10 Clause 43.01-5 further specifies that there must be a statement of significance for a heritage place. In deciding on an application for a permit in a heritage place, the responsible authority must consider, as appropriate:
 - The Municipal Planning Strategy and the Planning Policy Framework.
 - The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
 - Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
 - Any applicable heritage design guideline specified in the schedule to this overlay.



- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely ffect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- 11 The site is located in Heritage Overlay Schedule 15 (Yarraville residential heritage area).
- In terms of policy, the most relevant is clause 22.01, the local heritage policy for Maribyrnong. It is policy under this clause that:

Policy

- New buildings and additions should be visually recessive, supporting the visual dominance of the significant elements of the heritage place.
- Additions and new works should respect the context of the heritage place or an adjacent heritage place.
- Heritage places should be recorded if demolition is permitted. The recording should clearly demonstrate significant elements of the place and be of archival quality.
- Development should facilitate the continued use and conservation of a heritage place.
- New buildings and works should include the preservation, restoration or reconstruction of original heritage buildings and elements.
- Replacement buildings or elements should respect the cultural significance of the heritage place.
- In deciding on an application, the responsible authority must consider the relevant policy for the heritage place, and a citation for the heritage place along with the statement of significance.
- 14 Clause 22.01-15 is the specific policy for HO15 (The Yarraville Residential Heritage Area). This policy describes this precinct as:

The area surrounding the Yarraville Commercial and Civic centre is a relatively intact Victorian and Edwardian area of working class housing established on the oldest known private township plan to be created and sold within the City, the 1859 plan of Yarraville Township Subdivision.

The area clearly <u>illustrates the elements that make up an urban area</u> from the Victorian and Edwardian eras, such as the transport hub and

associated entertainment, civic and commercial buildings close to the station, and the surrounding residential areas.

The area also reflects the changes in the area's development with an early phase of Yarraville's commercial development that occupied prominent street corner sites in Schild, Lennox and Stephen Streets.

The Yarraville Residential Heritage Area includes individually significant buildings such as Glenara at 82 Stephen Street and residences at 1 Goulbourn Street and 12 Ovens Street.

The dwellings in the residential area are typically small, detached, single storey, Victorian and Edwardian era homes set on narrow blocks. Many of the homes are altered in detail but retain enough original fabric to express their development period. This is aided by rare, mature, public landscape elm street trees in Stephen Street.

The design characteristics of the contributory buildings include:

- Corrugated iron or metal sheet roofing slate or similar modern equivalent;
- Timber framed windows in vertical rectangle format;
- Horizontal weatherboard wall cladding, brown and red imperial sized bricks and stucco;
- Timber framed front verandahs of a skillion, convex or bull nose profile; and
- Hipped and gabled roof forms of nominally 33 to 63 degrees.

(Underlining my emphasis.)

15 The heritage objectives nominated for this precinct are:

To conserve and enhance the contributory elements in the area as evocation of Victorian and Edwardian era worker housing in Yarraville.

To conserve the individually significant places such as Glenara at 82 Stephen street and residences at 1 Goulbourn Street and 12 Ovens Street.

To conserve and enhance the surviving 1859 township layout as shown in the 'Township of Yarraville' plan including the street and subdivision pattern and street names.

To conserve and enhance the prominence of key heritage places such as the former Lyric Theatre.

To conserve and enhance the mature street trees in Stephen Street.

To ensure that new buildings and additions and extensions to contributory buildings do not detract from the character of the heritage area or overwhelm the existing contributory buildings.

To discourage new building that closely imitates, replicates or mimics the contributory buildings in the heritage area.

- The proposal involves the demolition of the existing single storey brick late Inter-War building. As revealed by my site inspection, the main building (facing Lennox Street) is substantially intact with a 1950's extension at the rear which is visible from Ducker Street.
- 17 Council opposes the demolition of this building. It submits that the existing building is highly intact and a contributory heritage dwellings as listed in the *Maribyrnong Heritage Review Volume 5 Historic Places Urban Conservation Areas & Individual Places in the former City of Footscray, by Jill Barnard, Graeme Butler, Francine Gilfedder & Gary Vines, 2000.* It also submits that no structural engineering report has been submitted to demonstrate that it is necessary to demolish the building due to structural defects
- Based on the advice it received from its heritage adviser, council submits that the existing house is an excellent example of late Inter-War housing and its style as Moderne, retaining a historically accurate setting with a deep front garden setback behind a low brick fence from the same era. This advice described the area now having few Inter-War buildings protected in Maribyrnong and which are as well as preserved as the house on the land. Her recommendation is not to support the proposed demolition.
- 19 Council also submits that Maribyrnong is in the process of identifying and preserving Inter-War and Post-War buildings, and that it is preparing planning scheme amendments, such as amendment C31 was, to protect these buildings.
- Other reasons why council thinks that the building should not be demolished are:

Location of the land at the fringe of a heritage area: the demolition of this building will erode the 'edge' and degrade the historic appearance of the street, particularly the Lennox Street frontage;

Other unsympathetic development in Lennox Street: There are already unsympathetic development on the opposite side of Lennox Street, at 8B, 1/8A and 2/8A Lennox Street. There should not be further loss of contributory buildings.

<u>Interwar buildings not identified in HO15:</u> Despite Interwar buildings not identified in the statement of significance for HO15, this building is identified as a contributory building in the *Maribyrnong Heritage Review Volume 5*, suggesting that there are period styles that contribute to the heritage fabric and character of the area.

<u>Inter-War building previously identified as significant:</u> Documentation of Amendment C31 shows that the statement of significance for the Yarraville Residential precinct should be updated to include well-preserved Inter-War buildings up to WWII (1939-1945) as a secondary contribution.

Unfortunately, this change has not been reflected in the final clause 22.01. Council suggests that I should give weight to the *Maribyrnong Heritage*

Review Volume 5 – Historic Places – Urban Conservation Areas & Individual Places in the former City of Footscray.

<u>Size of land:</u> The size of the site is generous at 715 square metres, where there is potential to develop the rear of the land without needing to demolish the building.

- Mr. Stephenson, called to give heritage evidence, disagreed with council's analysis. His reading of the statement of significance of the Yarraville Residential precinct is that it is derived from the Victorian and Edwardian eras. The grading of the building as a contributory building, to him, is wrong, as it does not possess any of the features or elements listed in the statement of significance or the precinct description at clause 22.01-15. Despite the statement of significance making reference to Inter-War buildings as part of Amendment C31, his opinion is that there has been no action in the ensuing 13 years or clause 22.01 updated to do so. To him, Interwar buildings were never included in the planning scheme and are not relevant to justify the site's contributory grading.
- Oiven his disagreement that the building is contributory to the identified Victorian and Edwardian character of the area, his opinion is therefore that the demolition of the building would not jeopardise the conservation of significant fabric or the wider heritage significance of the precinct, as there is no loss of significant fabric, and the proposal having little impact on the heritage streetscape of Lennox Street and Ducker Street. He also notes that Lennox Street on the north side has been degraded by new in-fill development, and the site's presentation to Ducker Street does not relate to the heritage significance of the precinct, due to the presence of a high fence. Based on the decision guidelines of clause 43.01-8, which requires the responsible authority to consider whether the demolition would not adversely affect the significance of the heritage place, his view is that the proposal would not.
- 23 My inspection of the site is that the existing house on the land is a substantially intact late Inter-War building and in good condition.
- The statement of significance for the precinct clearly refers to the heritage significance of the precinct as Victorian and Edwardian. The reference document of clause 22.01 *Maribyrnong Heritage Review Volume 5 Historic Places Urban Conservation Areas & Individual Places in the former City of Footscray* gave a contributory grading to the existing building. The building on the land, similar to a number of Interwar buildings in the area, such as those in Stephen Street and Ducker Street, have received a 'contributory' grading, meaning that they contribute to the heritage significance of the precinct.
- I understand that amendment C31 was meant to include Inter-War buildings in the precinct. For reasons unknown, it was not implemented, rendering the significance of the precinct as derived from the Victorian and Edwardian period only.

- The information I received from council shows the extent of Interwar buildings graded contributory, which are many; in Lennox Street, Nos. 7, 19, 21, 23 and 25, in Ducker Street are Nos. 14 and 16 south of the review site, and in Stephen Street at Nos. 104A, 104, 102 and 100.
- 27 My inspection also reveals that some Interwar buildings, such as Nos. 14 and 16 Ducker Street are sympathetic to an Edwardian period building. A number of these Interwar buildings can be described as transitional between Edwardian and Interwar. They sit very comfortably in the Victorian and Edwardian streetscape.
- It is unfortunate and disappointing that the planning scheme amendment process somehow missed the opportunity to include Interwar period buildings as of heritage significance. Potential demolition of these Interwar buildings in the immediate area will change the character of the area, disrupt the continuity of the history of development of the area up to the WWII, and erode the setting of the heritage precinct. For some reasons, potential loss of these buildings had not been an issue for the past 15 years and the planning scheme has not been rectified to cover this omission.
- For example, the two cottages to the south of the site at Nos. 14 and 16 Ducker Street exhibit features of both Edwardian and Interwar periods. To say that they are Interwar buildings and therefore is of no heritage value and can be demolished will be a loss to the heritage value of the area. In the context of the heritage setting of the precinct, they do not become irrelevant.
- 30 The submission I received from the applicant included a survey of the streets nominated in my Interim Order, and a comparative analysis of the period of construction and styles, distinguishing Interwar buildings that have Victorian/Edwardian features from the later buildings which do not. The letter from Fasnet accompanying the survey gave a list of housing styles and eras, and that styles can overlap between periods of construction. For example, the Edwardian period is nominated as 1910-1930, which overlaps with the Inter-War period. This comparative survey also reveals that many of the Interwar buildings do exhibit Edwardian features, and in that sense would be consistent with the intent of clause 22.01-15 to protect these buildings.
- Returning to the building on the land, it is clearly late Interwar, as shown by the design, details such as steel windows, choice of brickwork and built form, and that it is stylistically not Victorian nor Edwardian but closer to WWII than WWI.
- The planning scheme as it stands is about buildings from the Victorian and Edwardian periods, the style and design of the existing building are not derived from these periods, and that it is not against policy for the Yarraville Residential precinct because this building does not evoke a Victorian or Edwardian era worker housing in Yarraville as recommended in clause 22.01-15. There is a case for the demolition of the building,

subject to an appropriate replacement building. If the design of the replacement building is not deemed to achieve heritage objectives for the area, then there is no justification to demolish the building.

DESIGN OF REPLACEMENT BUILDING

- Council's submission is that there are significant design issues with the replacement building. It submits that the design is to achieve two different architectural styles and is 'disjointed', with the front and rear portions of each dwelling not integrating well with one another, and with the front of the dwellings taking cues from existing buildings with a new development behind.
- Conceding that the amended plans show the front portion of the dwellings to be less traditional, council maintains that it continues to read as traditional and the rear highly contemporary, with the front of the dwellings looking similar to the adjoining dwellings at Nos. 11 and 13 Lennox Street. Council is also critical of the footprints and the heights of the dwellings, that the corner position of the land renders the development visually prominent and the two storey rear sections not recessive as recommended in clause 22.01-1 for new buildings.
- As for the Ducker Street presentation, council notes that the length and breadth of the buildings as exceeding in a major way compared to those existing contributory buildings to the south.
- Again, Mr. Stephenson has a different view on the replacement building. His view is that the development presents a single storey scale to Lennox Street, with a two storey height at the rear that does not dominate the Lennox and Ducker Street buildings. To him, the new dwellings present as two detached homes but attached at the rear in a comparable scale to the nearby contributory buildings. He described the new dwellings as being respectful and complementary to the scale and massing of the heritage place, and that they reinstate the narrow block frontages without visually overwhelming Nos. 11 and 13 Lennox Street.
- As for the choice of external materials, he supports the palette of external materials, which he described as a contemporary interpretation of traditional weatherboards, and the use of recycled bricks a reference to bricks in the area.
- As for council's criticism that the design mimics heritage buildings, he gave evidence that the amended design now shows a clearly contemporary design that respects existing fabric through complementary proportion, arrangement of openings and roof form and materials, and that the buildings are a clearly legible contemporary style with respectful reference to the character of adjacent dwellings and the precinct.
- The amended design is to present two single storey weatherboard dwellings to Lennox Street. While the built form is similar to a Victorian cottage, there are distinctive features that suggest that they are clearly contemporary

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- the framed verandah with vertical timber slats, a lack of embellishments in friezes or decorative fretwork, and window shapes and proportion distinctive from Victorian and Edwardian buildings. The design of the two front single storey sections in fact re-instates the built form of the two original single storey Victorian cottages depicted in the 1895 MMBW plans. As far as the proposal's treatment of the Lennox Street frontage, I accept that it does not detract from the significance of the adjoining and nearby heritage/contributory buildings in Lennox Street.
- The balance of the building is two storeys, parts of which are built into the roof space of the single storey sections at the front. The development presents a two storey built form to Ducker Street, the rear laneway and the rear yard of 11 Lennox Street.
- 41 For the Ducker Street presentation, the proposal presents a building of a scale that is substantially different from the modest single storey cottages at Nos. 14 and 16 Ducker Street (both graded contributory and Inter-War buildings described as Transitional with features that evokes Edwardian period worker houses). It would in fact become a relatively large building to Ducker Street and would dominate this part of the Ducker Street streetscape.
- In order to have a scale and building massing that would not overwhelm the modest buildings on the west side of Ducker Street, it is necessary to reduce its building mass. There will be a permit condition requiring a reduction in the scale of the building facing Ducker Street. These are reducing the size of the first floor terrace so that it does not protrude forward of the eastern wall of the living room on the first floor, the alignment of bedroom 3 of Unit 1 that cantilevers over the ground floor deck further setback 500mm from the eastern boundary.
- With these modifications, I am satisfied that the placement of the two storey sections of the development with the buffer of the rear yard of the development and the rear laneway, would not overwhelm the modest scale of buildings in Ducker Street.
- There is one further modification required of the design not relating to heritage. It is to do with the amenity impact of the development to the open backyard of 11 Lennox Street. The design of the first floor of Unit 2 is such that bedroom 3 of that dwelling extends over the footprint of the ground floor (garage), with a terrace with pergola located off the first floor living room. The terrace is to be enclosed by a 1.7 metre high brick wall. My calculation of the wall of the terrace in terms of standard B17 is that it either just meets or fails the standard, depending where one counts the side boundary the title or the existing fence. Together with the 'roofing' of the terrace by pergola, I form the view that the building massing of this part of the development is not sympathetic to the open backyard of 11 Lennox Street. I will thus require a permit condition to set this terrace back so that it is within the footprint of the pergola above.

WHAT CONDITIONS ARE APPROPRIATE?

I have considered council's submitted 'without prejudice' permit conditions. They form the basis of the permit conditions for this review, apart from those modifications as discussed at the hearing and in these reasons.

CONCLUSION

For the reasons given above, the decision of the responsible authority is set aside. A permit is granted subject to conditions.

Christina Fong Member



APPENDIX A - PERMIT CONDITIONS

PERMIT APPLICATION NO	TP454/2017(1)
LAND	7-9 Lennox Street, Yarraville

WHAT THE PERMIT ALLOWS

In accordance with the endorsed plans:

- The demolition of the existing building;
- Construction of two dwellings; and
- A reduction in the car parking requirement.

CONDITIONS

- Before the commencement of the demolition of the existing building or development, amended plans must be submitted to the satisfaction of the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and provided in a digital format (where possible). The plans must be generally in accordance with the plans submitted with the application but modified to show:-
 - (a) Reduction in the size of the first floor terrace of Unit 1 so that it does not protrude forward of the east facing wall of Living 2;
 - (b) Bedroom 3 of Unit 1 setback an additional 500mm from the eastern boundary;
 - (c) The first floor terrace of Unit 2 reduced in footprint so that it does not exceed the footprint of the pergola above;
 - (d) The west facing first floor window of bedroom 3 of Unit 2 screened to meet standard B22 of clause 55.04-6
 - (e) The garage door opening adjusted to show a clear opening of 3.5 metres
 - (f) Location of clotheslines
 - (g) A landscape plan in accordance with condition 8
 - (h) Any other conditions as the Tribunal sees fit
- 2 The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.



- Once the development has started, it must be continued and completed to the satisfaction of the Responsible Authority.
- 4 All visual screening and measures to prevent overlooking to adjoining properties must be erected prior to the occupation of the buildings to the satisfaction of the Responsible Authority.
- The site must be drained to the satisfaction of the Responsible Authority. Storm water run-off from the site must not cause any adverse impact to the public, any adjoining site or Council asset. Stormwater from all paved area has to be drained to underground storm water system. Any cut, fill or structure must not adversely affect the natural storm water runoff from and to adjoining properties.
- No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development.
- Prior to the issue of an occupancy permit, the right-of-way abutting the site's southern boundary is to be constructed in concrete, to Council's standards and satisfaction. The laneway to be constructed extends 22.56m from the existing Ducker St crossover, and is to include provision for surface runoff to the Ducker St kerb & channel. Detailed engineering plans (at 1:200 scale) are to be submitted to Council's Engineering Services team for checking and approval. All costs associated with construction of the right-of-way, including plan checking and supervision fees, are to be borne by the developer.
- 8 Concurrent with the endorsement of plans, a landscape plan must be submitted and be to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and provided in digital format (where possible).

The plan must show:

- (a) The location of all existing vegetation to be retained and/or removed;
- (b) The location of buildings and trees on neighbouring properties within 3 metres of the boundary;
- (c) Details of surface finishes of pathways and driveways;
- (d) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.

- 9 Before the occupation of the development starts or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
- The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, this includes the replacement of any dead, diseased or damaged plants.
- 11 This permit will expire if one of the following circumstances applies:
 - The development is not started within two years of the date of this permit.
 - The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before or within 6 months after the permit expiry date, where development allowed by the permit has not yet started; and within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

- End of conditions -



W F H F S APPENDIX C

APPENDIX C: Survey of Study Area (data sheets)

West Footscray Heritage Feasibility Study - Appendix C Record of potential HO areas DATA SET 1: Streets FINAL - 03/09/19

GROUP 1	
GROUP 2	
GROUP 3	

STREETS					
Street Name	No of	No. of	% of	RECOMMENDATION	Notes
Street Name	properties total	potential Cont. properties	properties in street as potential Cont.		Notes
Adelaide Street	65	39	60.00	G1	Mostly pre 1930's
Aitken Street	1	0	0.00	G3	15 Sunshine Road = HO159, frontage to Aitken Street.
Albert Facey Street	30	0	0.00	G3	
Alberta Street	18	13	72.22	G1	
Aliwal Street	10	1	10.00	G3	J A McDonald Reserve to the north-east of street.
Alma Street	104	77	74.04	G1	Lots of infill development but many contributory buildings of note extant.
Argyle Street	34	17	50.00	G1	Bluestone laneway off western side of street, between Molesworth Court (north) and Broad Street (south).
Arthur Street	9	5	55.56	G3	Compromised by hospital development within the street.
Ashley Street	148	37	25.00	G3	Mixed contributory and non-contributory industrial/commercial. All industrial / retail south of Hampden on west side.
Babb Street	10	1	10.00	G3	
Baird Street	27	8	29.63	G3	
Ballarat Road	297	129	43.43	G3	Mixed contributory and non-contributory industrial.
Banksia Court	8	0	0.00	G3	New developments
Barkly Street	271	151	55.72	G1	Some sections more intact that others.
Barret Street	9	2	22.22	G3	
Barton Street	34	33	97.06	G1	Porches of note on some dwellings.
Batman Street	20	19	95.00	G1	Mostly Victorian and Edwardian
Beame Street	14	0	0.00	G3	New development
Beaumont Parade	40	14	35.00	G2	Already lots of new development. But what exists is good quality.
Beaurepaire Parade	44	0	0.00	G3	New development
Beech Street	18	0	0.00	G3	New development
Bernard Street	11	4	36.36	G3	
Berthandra Court	12	11	91.67	G1	Consistent row of cream brick. Later post war. Steel framed windows. Low fences. Tiled roofs. Excellent streetscape.
Bizana Street	8	0	0.00	G3	All sides of properties, some infill
Blandford Street	31	20	64.52	G1	
Braid Street	18	9	50.00	G1	Mix of factories and domestic dwellings. 14 residential, 4 industrial
Broad Street	23	17	73.91	G1	Central median strip with bluestone edge. Mature street trees.
Bruce Street	8	3	37.50	G3	
Brunswick Street	23	15	65.22	G1	Includes contributory commercial sites.
Burns Street	52	24	46.15	G2	
Busch Street	26	18	69.23	G1	Victorian-era infrastructure viz bluestone kerb and pitchers: 3 courses, both sides of street. Edwardian, Inter-War and Post War dwellings.
Buxton Street	29	10	34.48	G3	Most contributory buildings on west side of street.
Cala Street	14	0	0.00	G3	Mostly sides of properties. Council operation centre and industrial sides of buildings on east
Carajong Street	8	0	0.00	G3	Industrial.
Carlyle Street	39	11	28.21	G3	
Carmichael Street	20	6	30.00	G3	
Carmody Way	1	0	0.00	G3	New development
Catherine Street	0	0	0.00	G3	Side street only.

Street Name Centenial Street	No of properties total	No. of potential Cont. properties	% of properties in street as potential Cont.	RECOMMENDATION G1	Notes
Central Avenue	24	13 20	83.33	G1	Mostly Victorian and Edwardian.
Chatham Street	29	11	37.93	G3	Low grade properties, mostly rear of properties
Chatham Street	29	11	37.93	G5	facing the street.
Church Street	41	28	68.29	G1	
Churchill Ave	36	10	27.78	G3	
Churchill Place	5	1	20.00	G3	
Clarendon Parade	37	17	45.95	G3	
Clarendon Street	19	9	47.37	G3	
Clarke Street Clive Street	15 86	10 63	66.67 73.26	G1 G1	Name wise wide start Cond and intest houses
Clive Street	80	03	/3.20	G1	Very nice wide street. Good and intact houses. Consider tree controls.
Coleman Court	8	3	37.50	G3	consider tree controls.
Coleman Street	3	1	33.33	G3	
Commercial Road	81	31	38.27	G2	Good example of mixed Edwardian, Inter War and Post War, including commercial sites.
Commercial Street	21	6	28.57	G3	Post war, including commercial sites.
Coral Avenue	27	24	88.89	G1	Mature treets. Consider tree controls
Correa Court	4	3	75.00	G1	
Creswick Street	103	86	83.50	G1	Including the Body Voice Centre frontage
Cross Street	53	22	41.51	G2	Existing HO's at eastern end over individually significant sites. New HO's req'd at western end. Victorian and Interwar. Rest of street indv or noncontributory.
Currajon Street	3	1	33.33	G3	Industrial.
Curtin Court	4	0	0.00	G3	
Curtin Street	28	5	17.86	G3	
Darwin Street	0	0	0.00	G3	Industrial. Individual HO's for industrial sites.
Deakin Street	35 36	10 34	28.57 94.44	G2 G1	#3 and #5 are 1970's and 80's places.
Dempster Street Devonshire Street	50	31	62.00	G1	Dempster Street reserve
Dianella Court	7	2	28.57	G3	Consider (street) tree controls only.
Dongola Road	51	20	39.22	G3	consider (or early area controls only)
Dove Street	27	16	59.26	G2	Mostly edwardian.
Droop Street	50	27	54.00	G1	
Dudley Street	64	38	59.38	G1	Mix of Victorian, Edwardian & Inter-War
Duke Street	8	8	100.00	G1	
Dyson Street	14	2	14.29	G3	
Eden Street Eleanor Street	15 91	13 59	86.67 64.84	G1 G1	Combination of Educadian Interview and Doct
Eleditor Street	91	59	04.64	61	Combination of Edwardian, Inter-war and Post-war. Footscray Hospital on east side (north) and St Johns Primary east side (south)
Elphinstone Street	55	39	70.91	G1	
Essex Street	224	146	65.18	G1	Post war Presbyterian Church at 141 Essex. Edwardian structures behind. Many intact rows of 1920's dwellings
Everard	43	8	18.60	G3	Mostly new development.
Exhibition Street	29	21	72.41	G1	
First Street	22	19	86.36	G1	Interwar Bungalows
Fisher Street Fontein Street	53 55	48	0.00 87.27	G3 G1	1920-1950.
Geelong Road	222	136	61.26	G1	JA McDonald Reserve Mixed contributory and non-contributory industrial.
Geelong Street	3	1	33.33	G3	Individual HO's for the relevant buildings already exists. No need for street overlay.
Gibb Street	5	5	100.00	G1	
Gilda Street	7	5	71.43	G2	
Glamis Road	40	14	35.00	G2	Very small group. Western side, and north non- contributory.
Gordon Street	112	75	66.96	G1	
Govan Court	11	4	36.36	G2	All inter-war and post-war, so consistent, but not remarkbable.
Govan Street	14	10	71.43	G1	Mature trees on reserve. Consider tree controls
Graham Street	4	0	0.00	G3	Rear of west Footscray Primary School.
Graingers Road	8	0	0.00	G3	Industrial. See individual HO's.
Greenham Street	13	0 54	0.00	G3 G1	Some with low integrity.
Gwelo Street	60	34	90.00	GI	Including industrial building at the end of street

Street Name	No of properties total	No. of potential Cont. properties	% of properties in street as potential Cont.		
Hampton Parade	40	20	50.00	G1	Established native street trees. Consider (street) tree controls.
Hansen Street	63	59	93.65	G1	Tree controls. Intact houses of high quality.
Hartley Avenue	19	17	89.47	G1	Interwar bungalows
Hatfield Court	12	0	0.00	G3	70s brick.
Herbert Street	25	14	56.00	G1	Including rear of Footscray Primary School
Hewitt Avenue	14	0	0.00	G3	New development.
Hex Street	60	45	75.00	G1	
Hocking Street	21	3	14.29	G3	Whitten Oval to the east
Holland Court	19	7	36.84	G3	
Hope Street	34	32	94.12	G1	
Howard Street	41	28	68.29	G1	
Hutton Street	14	9	64.29	G2	
Indwe Street	55	24	43.64	G2	Perhaps north side only. South side industrial. S of street, west end, is indstrial (counted) and vacant land; N of street, east end, is industrial
Irving Court	3	0	0.00	G3	
Jackson Street	35	21	60.00	G1	
Janson Street	21	8	38.10	G3	
Jerrold Street	30	17	56.67	G2	But mostly Victorian and Edwardian
Johnson Street	7	5	71.43	G1	
Kathleen Street	7	5	71.43	G1	
Khartoum Street	58	44	75.86	G1	
Latrobe Street	23	20	86.96	G1	Good mix of Vircotiran, Edwardian, Inter-War and Post-War
Laurel Court	8	2	25.00	G3	
Lae Street	14	11	78.57	G1	
Leander Street	53	40	75.47	G1	
Leigh Street	5	3	60.00	G1	
Liverpool Street	43	13	30.23	G2	Mostly Victorian and Edwardian
Macpherson Street	104	96	92.31	G1	Victorian-era properties (including rare attached terraces), Edwardian and Inter-War
Madden Street Marcus Avenue	80	17	55.00 70.83	G1 G1	Has very strong visual relationship with Jackson Reserve
Margot Street	19	10	52.63	G1	
Market Street	20	10	50.00	G1	Includes Rec Reserve and Church
Mary Street	9	7	77.78	G1	Mostly Victorian and Edwardian
Mavis Street	14	1	7.14	G3	
McArthur Street	2	0	0.00	G3	Industrial both sides. 63 Sunshine Road (NE corner with McArthur St) = HO161
McCubbin Street	15	13	86.67	G1	Row of 6 gabled duplexes of note at 1-5
McDougall Drive	47	0	0.00	G3	New development
Milton Street	22	15	68.18	G1	Low grade contributory properties and streetscape.
Molesworth Court	21	17	80.95	G1	
Montgomery Street	16	3	18.75	G3	
Naismith Street	14	14	100.00	G1	3pitcher deep bluestone kerd. Early infrastructure. Mostly early and late Edwardian or early Inter War.
Napolean Street	71	57	80.28	G1	
Neil Street	18	18	100.00	G1	
Nesnah Street	14	14	100.00	G1	Tree controls. Intact houses of high quality.
Norfolk Street	81	39	48.15	G2	S. 42,
Ormond Road	37	14	37.84	G3	Street trees - elms.
Oxford Street	25	17	68.00	G1	Has very Strong relationship with Jackson Reserve. Palm trees that are seen against View Street (when viewed from the east) are significanct vista.
Palmerston Street	45	40	88.89	G1	Consider tree controls.
Paramount Road	50	2	4.00	G2	Mixed contributory and non-contributory industrial. Consider individual HO's only.
Pitt Street	106	82	77.36	G1	Mature street trees.
Powell Crescent (incl. Halstead Street)	106	2	16.67	G3	iviatare succt uces.
Rayner Street	3	0	0.00	G3	New builds or rear of properties only.
Richelieu Street	93	37	39.78	G2	ivew builds of real of properties only.
Robbs Road	44	34	77.27	G2 G1	Mostly Californian Bungalows
Roberts Road	77	32	41.56	G3	North - industrial buildings and Hansen Reserve;
Rondell Avenue	16	14	87.50	G1	South - Basset Reserve Cream brick. Similar to Berthandra.

Street Name	No of properties	No. of potential	% of properties in	RECOMMENDATION	Notes
	total	Cont. properties	street as potential		
			Cont.		
Rook Way	0	0	0.00	G3	New development is a mix of apartments and townhouses.
Rooney Street	33	5	15.15	G3	
Rupert Street	121	86	71.07	G1	Tree controls. Wide tree lined street. Victorian and Inter-war. South side is railway to the west end.
Russell Street	5	0	0.00	G3	Originallly all side street. All non-contributory new builds street facing.
Scullin Street	11	1	9.09	G3	
Shepherd Street	46	34	73.91	G3	Only 2 inter-war dwellings. The majority are Edwardian.
Silver Wattle Ave	7	0	0.00	G3	Houses counted only on this street before it becomes Deakin Street
Sommerville Road	36	12	33.33	G3	17 industrial. Residential to the north side only
Sonley Street	6	1	16.67	G3	Maidstone family centre and Rogers Reserve on east side
Soudan Street	64	42	65.63	G1	
Souter Crescent	31	0	0.00	G3	New development
Southampton Street	57	37	64.91	G3	Mostly new development and earlier Vic and Ed.
Sredna Street Stafford Street	40 66	36 32	90.00 48.48	G1 G2	Mostly inter-war bungalows
Stanhope Street	102	67	48.48 65.69	G2 G1	Mostly bungalows. Some highly intact inter-war.
Stanlake Street	21	13	61.90	G2	Baptist church and post war units of note. Low quality streetscape due to number of non-
					contributory intrusions.
Stanley Street Stonemark Court	34 13	32 10	94.12 76.92	G1 G1	
Stradbroke Street	5	0	0.00	G3	Industrial. Check HO maps for indv. HOs.
Studley Street	32	16	50.00	G2	Suffolk Triangle Park on SE corner of street, including Maidstone Mosque on NE corner
Suffolk Street	173	94	54.34	G1	Shephard Gardens to the north on Gibb St
Summerhill Road	102	100	98.04	G1	
Sunshine Road	48	22	45.83	G2	Railway to the north. Many indv.sig. industrial. Check existing HO's. Row of shops near Dempster St. Including groups of large industrial buildings. North is the railway line. #63 Sunshine Road = HO161; #47 = HO160; #15 = HO159
Swan Street	58	33	56.90	G1	Mostly pre 1930s, but of interesting value E.g. Bluestone building - 62 Swan Street
Sydney Street	38	3	7.89	G3	
The Crescent	16	15	93.75	G1	Mostly Edwardian. Ealry street infrastructure.
Thomson Street	53	23	43.40	G3	Groups disturbed by new development
Tucker Street View Street	35 17	28 16	80.00 94.12	G1 G1	Mostly early cal bungalows
Vine Street	17	2	11.76	G3	iniostry curry cur burigatows
Waiora Parade	42	26	61.90	G1	1/3 brick, 1/3 timber
Walden Street	10	5	50.00	G3	
Wallace Street	35	30	85.71	G1	
Waratah Street	29	17	58.62	G1	Consider (street) tree controls. Large Eucalyptus treet by the creek. Consider relationship with the creek. Reserve/park by the creek. No.20 large conifers.
Warleigh Street	31	9	29.03	G3	Mature street trees
Wattle Street	17	10	58.82	G1	
Wellington Street West Street	71 19	60	84.51	G1	
Whitaker Street	19	6	31.58 46.15	G3 G3	
White Street	32	29	90.63	G1	Mostly Victorian and Edwardian. Including early street infrastructure.
Winston Street	19	4	21.05	G3	Successification C.
Wirilda Way	16	0	0.00	G3	
Wolverhampton Street	32	5	15.63	G3	Mostly rear of properties. Not including the Voice center - previously counted.
Yardley Court	5	4	80.00	G1	
Yardley Street	45	7	15.56	G3	Shepherd Gardens to the south and Maidstone Community Centre (counted to Yardley Street)
TOTAL PROPERTIES	7129	3977	55.79		

TOTAL NO. STREETS	191
TOTAL NO. G1 STREETS	90

Street Name	No of	No. of	% of	RECOMMENDATION	Notes
	properties	potential	properties in		
	total	Cont.	street as		
		properties	potential		
			Cont.		
TOTAL % G1 STREETS	47.12			· ·	

West Footscray Heritage Feasibility Study - Appendix C Record of potential HO areas DATA SET 2: Individually Significant Sites

FINAL - 03/09/19

INDIVIDUALLY SIGNIFICANT PROPERTIES			
Street Name	Street No.	Notes	Existing HO?
Alma Street	69	Substantial interwar dwelling with garden	No
		setting.	
Ballarat Road, Footscray	285	Moderne façade on corner of Coral	No
		Avenue	
Ballarat Road, Footscray	266	Modern post war building with butterfly	No
		roof form and geometric streel windows	
Barkly Street	557A	Timber church	No
Berthandra Court		Whole street of post war brick veneers	No
Brunswick Street	10	Wrought iron screen to porch	No
Carlyle Street	27	Brick moderne dwelling	No
Clive Street	27	Californian bungalow - brick	No
Clive Street	82	Brick inter-war dwelling with spanish	No
		mission detailing	
Eleanor Street	16	Howard Kronborg Centre	No
Essex Street	36	Inter-war convent house	No
Gordon Street	99	Bluestone dwelling.	Yes
Graingers Road	2	Australian Bobbins offices, former	No
Hex Street	13	Brick, curved chimney	No
Margot Street	7	Intricate waterfall chimney and parapet	No
Napolean Street	63	Highly intact interwar dwelling	No
Ormand Road	4,6,8	Intact group	No
Rupert Street	40	Californian bungalow	No
Suffolk Street	56A	Brick curved moderne dwelling	No
Suffolk Street	78	Old English style brick	No
Swan Street	62	Bluestone dwelling.	No
Wellington Street	21	Possibly surrounding 2 or 3 properties also	_
Tremigron street		individually sign.	

West Footscray Heritage Feasibility Study - Appendix C Record of potential HO areas DATA SET 3: Parks and Reserves

FINAL - 03/9/19

RESERVE NAME	AREA IN HA
Anders Park	0.19
Basset Reserve	1.07
Chislon Reserve	1.04
Dobson Reserve	5.19
Footscray Primary School Oval	0.58
Footscray West Primary School Oval	0.61
Gaudion Reserve	0.63
Hansen Reserve	10.55
Holland Court Reserve	0.02
JA McDonald Reserve	0.14
Janson Reserve	0.04
Johnson Reserve	2.86
Maidstone tennis club	0.24
Martin Reserve	1.02
McDonald A Reserve	0.45
McDougall Reserve	0.44
Rogers Reserve	1.48
Shepherd gardens	1.15
Shorten Reserve	2.45
Stony Creek	2.46
Suffolk Triangle Park	0.26
Whitten Oval	5.17
TOTAL RESERVE AREA	38.04

Total subject area	594.80
Total percentage of area occupied by	
reserves (%)	6.40

W F H F S APPENDIX D

APPENDIX D: Citations for Maribyrnong Planning Scheme Heritage Overlay Areas HO1 and HO10

Policy

Assess development of heritage places against the following criteria:

- New buildings and additions should be visually recessive, supporting the visual dominance of the significant elements of the heritage place.
- Additions and new works should respect the context of the heritage place or an adjacent heritage place.
- Heritage places should be recorded if demolition is permitted. The recording should clearly demonstrate significant elements of the place and be of archival quality.
- Development should facilitate the continued use and conservation of a heritage place.
- The original subdivision patterns and street construction form including existing footpaths, kerbs, channels, crossovers and laneways should be preserved.
- Significant elements on public land within a heritage place, including roadway and footpath treatments and elements in parks and gardens should be maintained.
- Significant settings, such as fences, gates, driveways and landscape around significant buildings and places should be maintained.
- New buildings and works should include the preservation, restoration or reconstruction of original heritage buildings and elements.
- Replacement buildings or elements should respect the cultural significance of the heritage place.
- New allotments should include design envelopes that allow for the construction of buildings that conform visually to the nearest or typical contributory elements in the place.
- New traffic treatments and signs should respect the heritage character of the place.
- Significant fabric should be preserved unless demolition is necessary due to damage or structural defect. This should be verified by a written report by a Structural Engineer with recognised experience in heritage places.
- Any demolition or removal should contribute to the long term conservation of significant fabric.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The relevant policy for the heritage place.
- The citation of a heritage place along with the Statement of Significance.

22.01-2 15/09/2011 C82(Part 1)

HO1 – Angliss Housing Estate Heritage Area, Yarraville Policy

Where the policy applies

This policy applies to all land included in the Angliss housing estate heritage area labelled HO1.

Policy basis

The Angliss Inter-war housing estate is among the best physical expression of the Californian Bungalow estates created between the two wars in the City. It is significant for its high degree of integrity and for its representation of the transport linked development era.

The estate has a high proportion of substantially intact, original buildings and streetscapes. These houses are typically Californian Bungalows and Mediterranean style villas, often with original fences and gardens to match. The majority of homes of this area are detached, single storey in scale and are constructed from timber with either corrugated iron or Marseilles pattern terra-cotta unglazed tile roofing.

Streetscape elements include nature strips, street planting and concrete footpaths, kerb and channelling. The street widths and allotment sizes are regular with each property having a centrally located dwelling in a garden setting with common front and side setbacks. Garages are located to the rear of the blocks accessed from a single side driveway.

Tosscas, at 12 Lincoln Street is an individually significant property that exemplifies the street's original state.

Historically, the Angliss estate is associated with the industrialist Sir William Angliss, who developed the estate in the post First World War housing boom. This period of development was assisted by the arrival of a tramway in nearby Williamstown Road that was built to bring passengers and workers into Footscray.

The design characteristics of the contributory buildings also include:

- Timber framed windows in grouped or single vertical rectangle format;
- Painted horizontal weatherboard walls with limited use of stucco and pressed red imperial size brick cladding;
- Timber framed verandahs of skillion profile or integral with the main roof pitch; and
- Hipped or gabled roof forms of nominally 33 to 45 degrees.

Objectives

To conserve and enhance the contributory elements in the area and individually significant places, as perhaps the best physical expression of the Californian Bungalow estates created between the two wars in the City.

To conserve the individually significant place Tosscas, at 12 Lincoln Street.

To maintain and conserve the streetscape qualities of the area which includes regular allotments sizes and dwellings in garden settings with common front and side setbacks.

To ensure that vehicle garaging is concealed or recessive

To ensure that new buildings and additions and extensions to contributory buildings do not detract from the character of the heritage area or overwhelm the existing contributory buildings.

To discourage new building that closely imitates, replicates or mimics the contributory buildings in the heritage area.

Policy

It is policy to give preference to applications for development that:

- Retain the garden setting of the dwellings with common front and side setbacks;
- Retain or reinstate front boundary fence designs from the era;

- Encourage the retention of single, crossovers to garages set at the rear of the block;
- Encourage the retention and reinstatement of nature strips, white concrete kerbs, gutters, crossovers and footpath paving in street works; and

It is policy that new crossovers be single width and limited to one per allotment.

22.01-3 HO2 – Ballarat Road Residential Heritage Area, Footscray Policy

15/09/2011 C82(Part 1)

Where the policy applies

This policy applies to all land included in the Ballarat Road Residential Heritage Area labelled HO2.

Policy basis

This area is distinguished by the architecturally notable Victorian and Edwardian villas along Ballarat Road, which are outstanding as a group in the Western Region. The heritage area includes a number of notable individually significant buildings at 53, 75 and 87 Ballarat Road.

The Ballarat Road villas exemplify the architectural and siting choice of Footscray's more affluent residents from the Victorian and Edwardian eras. The villas of masonry construction contrast with the smaller weatherboard houses to the south, representing the close juxtaposition of middle and working class residences.

The Edwardian and Victorian villas are typically detached, single and attic storey height, set on large allotments in garden settings. The villas generally have masonry (red brick and stucco) walls, the typically Edwardian main hip and projecting roof gable form in either unglazed terra-cotta Marseilles pattern tiles or slate.

Originally, the area featured picket front fences, asphalt footpaths, stone and kerb channel with no provision for on-site vehicle parking.

The design characteristics of the contributory buildings also include:

- Timber framed windows in single, vertical, rectangle or grouped rectangle format;
- Pressed red imperial size brick walls with lightly struck mortar joints and limited use of stucco and weatherboard cladding; and
- Timber framed front verandahs of a skillion profile or integral with the main roof pitch.

Objectives

To conserve and enhance the representative examples of past Victorian and Edwardian residential development from Footscray's more affluent residents of those areas.

To conserve and enhance the special character of the area which includes a number of architecturally and socially significant buildings such as 53, 75 and 87 Ballarat Road.

To maintain and conserve the streetscape qualities of the area, which include substantial villas, set on large landscaped allotments with large front setbacks.

To ensure that vehicle garaging is concealed or recessive.

To ensure that new buildings and additions and extensions to contributory buildings do not detract from the character of the heritage area or overwhelm the existing contributory buildings.

To discourage new building that closely imitates, replicates or mimics the contributory buildings in the heritage area.

- Retain and restore cantilevered street verandahs on commercial buildings;
- Retain trees or planting on public reserves (such as the railway reserve);
- Maintain the prominence of the Seddon railway station, railway reserve and key corner commercial buildings along Pentland Parade and Bellairs Avenue;
- Retain or reinstate boundary fence designs from the era;
- Encourage the retention and reinstatement of bluestone kerbs, gutters and asphalt footpath paving in street; and

It is policy that new crossovers be single width and limited to one per allotment. Finishes of the crossover are to match the surface of adjoining footpath in colour.

22.01-10

HO10 – Somerville Road 20th Century Residential Heritage Area Policy

15/09/2011 C82(Part 1)

Where the policy applies

This policy applies to all land included in the Somerville Road 20th century Heritage Area labelled as HO10.

Policy basis

The area is significant to the City as one of the best preserved of the city's middle class inter-war residential enclaves and is highly expressive of this era in the City's development.

The area contains individually historically significant places such as the former St Lukes church and residence.

The small but distinct heritage area set on a major road is characterised by large allotments and comparatively large homes originally catering to the housing needs of middle class employers and managers of the early twentieth century. This area is a contrast to surrounding earlier development of predominantly working class homes of the Victorian and Edwardian eras.

The large, detached inter-war houses are well setback in landscaped blocks with typical inter-war planting such as clipped evergreen shrubs and conifers with three metre side driveways to garages set at the back of the block. The housing styles range from Tudor Revival to Mediterranean Villa with decorative masonry and stucco walling with tiled cladding on hipped and gabled roof forms. The lots vary in frontages but have identical depth. Masonry front fences are predominately low.

The design characteristics of the contributory buildings also include:

- Timber framed windows in grouped or single vertical rectangle format;
- Stucco, natural or coloured, and pressed brick (of red imperial size) wall cladding; and
- Front porches or verandahs of a skillion profile or integral with the main roof pitch.

Objectives

To conserve and enhance the contributory elements in the area, which derive from the interwar period, and together form the best preserved of the City's middle class inter-war residential enclaves.

To conserve the individually significant places such as the former St Lukes Anglican Church and residence.

To maintain and conserve the streetscape qualities of the area which include some wide allotments, large setbacks and mature landscaping.

To ensure that new buildings and additions and extensions to contributory buildings do not detract from the character of the heritage area or overwhelm the existing contributory buildings.

To discourage new building design that closely imitates, replicates or mimics the contributory buildings in the heritage area.

Policy

It is policy to give preference to applications for development that:

- Retain the existing front and side setbacks;
- Retain or reinstate low brick or rendered masonry pier and panel fence styles, or chain wire on timber framing from the inter-war era;
- Retain mature gardens and trees in the area; and
- Follow the original subdivision pattern of the area and maintain the typical allotment size at street frontage.

It is policy that new crossovers be single width and limited to one per allotment. Finishes of the crossovers are to match the original paving of the footpaths, being typically concrete in interwar areas.

22.01-11 HO11 – Upper Footscray Residential Heritage Area Policy

15/09/2011 C82(Part 1)

Where the policy applies

This policy applies to all land included in the Upper Footscray Residential Heritage Area shaded and labelled HO11.

Policy basis

This area north of Footscray is a relatively intact Victorian and Edwardian area of both working and middle class housing which demonstrates a cohesive cultural and visual character reflective of two growth eras of the city, with secondary contributions offered by 1920's housing.

The area includes a group of Victorian era housing in White Street. The Footscray Primary School, Number 48 and 64 Geelong Road and 9 Central Avenue are all individually significant Victorian and Edwardian buildings in the area.

The area illustrates the fundamental influence of the Edwardian industrial boom in Footscray, which made the City the foremost industrial centre in the state and led to an expanded local workforce and new housing estates. The major Edwardian housing group in the area lies along Central Avenue and parts of Commercial Road.

The Geelong Road streetscape differs from the rest of the area as it contains relatively large houses, mainly on very large allotments. This highlights Geelong Road's traditional place as a siting for Footscray's well to do.

The general character of the area is one of small Edwardian single story detached housing with mainly weatherboard wall cladding, corrugated iron roofing, similar front and side setbacks and narrow block frontages outside of Droop Street and Geelong Road. There are many notable civic and residential buildings along Geelong Road with wide frontages, deeper setbacks, masonry construction (red brick), some slate and Marseilles pattern unglazed terra-cotta tile roofing and generally larger in scale.