

**WARRNAMBOOL CITY COUNCIL**  
**HERITAGE GUIDELINES**  
**AND**  
**PRECINCT STATEMENTS OF**  
**SIGNIFICANCE**

**December 2012**



**WARRNAMBOOL**  
CITY COUNCIL

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## INTRODUCTION

### Operation

The Heritage Guidelines have been prepared to assist applicants in preparing applications and planners in exercising discretion under the decision guidelines of the heritage overlay.

The guidelines are a starting point. They will change and develop over time in response to new issues, types of applications and to include additional sketches and examples. As these guidelines are not a statutory document it is considered appropriate that they evolve over time.

### Role

The guidelines are intended to encourage and support the historic character of Warrnambool. The guidelines aim to do this by providing property owners, applicants and Council with clear guidance for effective decision making in regard to making changes to heritage places. These guidelines have been developed to assist anyone who is considering development, demolition or subdivision of a place located within a Heritage Precinct. They apply to both contributory and non-contributory places within a precinct, and will assist Council in assessing planning permit applications for the development or subdivision of land within the Heritage Overlay. The guidelines will be considered in relation to and conjunction with all other relevant sections of the Warrnambool Planning Scheme.

The guidelines are based on the fundamental principles set out by the Australia ICOMOS *Burra Charter*. The philosophies, principles and definitions which are set out in the *Burra Charter* are the result of over twenty years of debate, discussion and refinement. While they concentrate on domestic architecture, the principles and often the details of the guidelines can be applied to other building types such as shops and offices. While the guidelines do not provide solutions for every individual design issue that may arise, they are a starting point that provides some guiding principles.

### Context

Heritage places in the City of Warrnambool are highly valued by both Council and the community for providing a link to the past and for enriching the present environment. Warrnambool has a unique heritage with a rich diversity types and styles of place, represented in building stock (residential, pastoral, industrial and commercial) and landscape from almost all eras since European settlement in the area. In recognition of this, the *Warrnambool Heritage Gap Study (3A - Precincts)* identified 26 heritage areas (referred to as Heritage Precincts) within the City of Warrnambool. A number of individual places are also recognised as being significant in their own right. Without careful management Warrnambool could continue to see the steady erosion of its surviving heritage places.

### Heritage Precincts

Heritage precincts are areas which represent a period or pattern of development. They consist of a mix of places which may have different building styles and of buildings and gardens that contribute to the precinct (development/change to protect and compliment significance) and place which do not contribute to the precinct.

Reflecting that Warrnambool is a regional city that has developed over time a majority of the precincts represent building stock from the 1860s through to the 1970s. Some heritage precincts demonstrate a more specialised range of styles and types of buildings, such as the Modern in Verdon Street; the Californian Bungalows of Cockman Street and Ellerslie Grove or the very unique Housing Commission Development at Ocean and Wattle Groves.

The commercial areas of the Fairy Street Precinct and the Commercial Precinct have a broad range of building styles from a range of periods, but are specifically commercial structures. Woodford, a small village settlement with a distinctive nineteenth century character, including its building stock, landscape, subdivision pattern and sense of place has also been included as a heritage precinct.



## Objective of the guidelines

To ensure that new work undertaken to places within the precinct retains the overall qualities which contribute to the cultural heritage significance and character of the precinct. This includes ensuring:

- The conservation of the integrity of the precinct as a whole.
- The conservation of significant fabric heritage places within the precinct.
- That new development becomes a valued addition which complements the historic character and aesthetic qualities of the precinct.
- That new development is of the highest quality contemporary design that positively and creatively interprets and responds to the historic character and context of the precinct.
- That new development does not distort the historic evidence provided by heritage places within the precinct by simply copying or reproducing historical styles or detailing.
- That new development does not visually dominate a heritage place or the precinct
- That new development responds positively to special features such as views, significant vegetation, landmarks and vistas.

## Acknowledgements and sources

The guidelines have been compiled from material from the following sources:

- Heritage Matters - Warrnambool Heritage Gap Study 2010.
- Heritage Victoria Guidelines for the Assessment of Heritage Planning Applications 2000.
- Heritage Victoria - Heritage Overlay Guidelines.

## How to use the guidelines

The guidelines provide the following general information in three main sections:

- Eras of housing including design features; preferred paint colours; typical gardens and fence styles.
- How to read the statements of significance to identify key issues to be addressed in your application.
- Information on key types of applications such as subdivision; demolition or new buildings.

**Section 1** helps identify what the era and key design elements or properties.

**Section 2** includes statements of significance for each precinct to assist in identifying which elements are most important to the precinct.

**Section 3** provides guidance on the type of issues that need to be considered, along with significance, in preparation of specific types of applications.

Discuss this information with your building adviser and make an appointment to see Council planning and heritage staff to discuss what information may be required with your application. Warrnambool City Council strongly encourages property owners or prospective applicants to discuss any proposals with Council prior to preparing an application for any new development or subdivision.

## Steps to preparing your application

1. Review the information relating to your property from the guidelines:
  - Information on the era of your dwelling (**Section 1**).
  - The statement of significance and list of contributory elements in your precinct (**Section 2**).
  - The information on the type of development you want to undertake (e.g. subdivision; external alterations etc.) from **Section 3**.

2. Undertake a site analysis (see section below).
3. Discuss how best to meet the guidelines with your building designer or consultant.
4. Arrange a meeting to discuss your proposal with a Council planning officer and/or Council's heritage adviser. Council planning officers can advise you about Heritage Overlay requirements, permit requirements and answer any queries you have about the significance of your property.
5. Depending on the works, roughly sketch some ideas - a further consultation with Council's heritage advisor or planning officer may also be required at this time.
6. Once an approach has been agreed to, prepare your application and supporting plans and documents.

#### Site and Precinct Analysis

Before commencing a design for your alterations, you need to determine several things

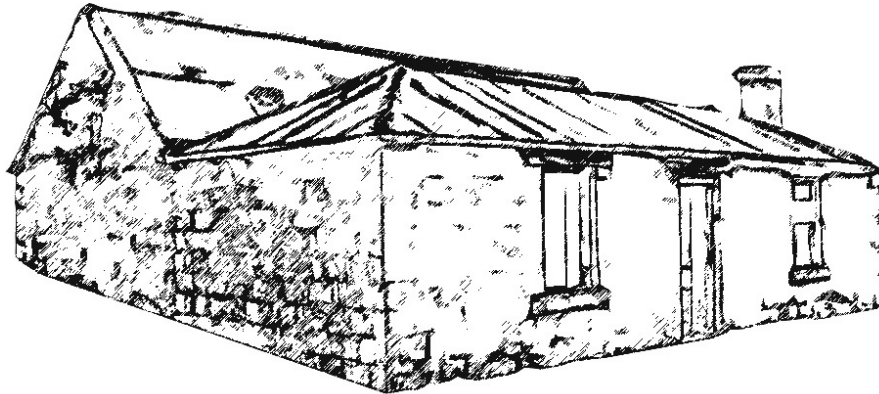
1. Is your building a contributory or non-contributory element within the heritage precinct? If it is contributory, there will be certain elements of the building (and possibly the site) that contribute to the heritage value of the precinct. These might be the materials of the building, the style/design, the form, the garden/trees, the fences or other elements of the site.
2. Understand the significance of your individual property, the elements which contribute to this significance, and its contribution to the streetscape value of the area. This helps to understand which areas of the site and building can undergo alterations.
3. Determine what affect your alterations will have on the streetscape. This is one of the key considerations when assessing a permit application within a heritage overlay area. It is the streetscape view that is often the most important element to retain and alterations should aim to minimise visual intrusion on the streetscape. Alterations should not obscure the understanding and character for heritage area. This includes the front view of your building, any parts visible from any access ways (such as laneways), as well as setbacks, fences and kerbs.
4. Consider view lines – this need to be protected to ensure that the contributory elements of the place and adjoining place are not obscured.
5. The aim is to retain the character of the streetscape - how can this be achieved?

## SECTION 1: HOUSING STYLES - IDENTIFICATION OF ERAS OF HOUSES

### 1.1 Table of eras by residential precinct

Precinct	Victorian <i>Mid Victorian</i>	Late Victorian	Edwardian <i>Queen Anne</i>	Federation	Interwar <i>Interwar</i>	Bungalow	Post WWII <i>Post WWII</i>	Modern
Ellerslie Grove								
Timor and Ryot Street West								
Merri Crescent								
Ocean and Wattle Groves								
Cockman Street								
Murray Street								
Kerr Street								
Henna Street South								
Lava Street West								
Hider Street and Ryot Street North								
Banyan Street South								
Koroit Street West								
Woodford Village								
Canterbury and Botanic Roads								
Jamieson Street								
Nelson Street Hill								
Raglan Parade								
Darling, Banyan, Howard and Liebig Streets North								
Kruger Street								
Cramer Street								
Coulstock Street								
Verdon Street								

## 1.2 Early Victorian (1840-1860)



### Style description

There are few early Victorian buildings which survive intact in Warrnambool. Those which do survive are located either at the rear of later buildings, or in rural or semi-rural areas. Built between 1840 and 1860, dwellings of this period are generally simple and freestanding. They commonly have one or two rooms across the front. Their appearance is formal but plain, with simple or no verandahs and restrained ornamentation. In more substantial dwellings, the plan is usually symmetrical and rooms open off a central corridor which is divided by arches separating the more public from the private areas.

### Features

- Symmetrical simple facades.
- Simple layout with central hall and rooms off either side.
- Hipped or gabled roofs, often of 20-30 degrees pitch - usually galvanised iron or slate. Timber shingles may survive beneath galvanised iron in some rare examples.
- Where verandahs exist, usually skillion, ogee or concave with simple timber valances to timber verandah columns.
- Simple local stone or brick chimneys, unpainted.
- Massive local stone hearths, often visible on the exterior of the wall.
- Often detached outbuildings, kitchen and laundry.
- Ogee or half round guttering with circular down pipes.
- Timber buildings usually had square or beaded edge weatherboards.
- Stone buildings either with rough face stone or rubble. Rare examples of faced stone in some cases.
- Rectangular timber framed, double hung sash windows, or less commonly casement windows. Windows centrally placed in walls.
- Four panelled front doors, commonly with a fanlight.
- Limited ornamentation.

### Key alteration issues

Corrugated galvanized iron roofs should be replaced or repaired with the same material where possible. Zincalume is not appropriate replacement or repair material for galvanized iron roofs. Not only is it too reflective, it has corrosive effect when adjacent to galvanised iron.

Weatherboards should be repaired and maintained; only replace what is necessary and use new boards with same edge as the originals. Avoid covering over with cladding. Conserve chimneys, do not remove/demolish.

### **Preferred Paint Colours (exterior)**

Avoid fluorescent, vivid and primary colours (red, blue, yellow) in large areas.

#### *Weatherboards*

Light 'stone' colours – sand, ochre, white, buff, biscuit, pale grey, stone, off-white, cream, light stone, light brown. Mock Ashlar (timber cladding made to look like stone) boards should use the same colours as weatherboards, but particularly stone colours, with joints picked out in a lighter colour (cream, light brown, stone or buff).

Baseboards below floor level are usually painted or stained a dark colour different from the wall colour, such as dark grey or black.

#### *Eaves*

The underside of eaves should be painted in off-white or eau de nil (light, slightly grayish green) or another light colour.

#### *Joinery*

Joinery should always be painted on Nineteenth Century buildings. 'Wood colours' such as earth, cream, purple brown, Indian red, deep bronze olive, light stone and rich brown were used on joinery such as architraves, window and door frames/ painted in 'wood' colours – earth, cream, purple-brown, Indian red, deep bronze olive green, light stone, rich brown. Joinery was always painted a darker shade than the main walls on timber and rendered buildings.

#### *Downpipes and gutters*

Should be painted out in the colour of the wall or fascia they are fixed to, unless there is evidence that they were picked out in a contrasting colour.

#### *Doors and Windows*

Usually painted the same colour as joinery. On more elaborate buildings, a wood grain finish was sometimes employed. There were also rare examples where a bold single colour (usually symbolic) was often used for front doors. Evidence of this should be obtained before proceeding. Windows may have light or white frames with black sashes.

#### *Fences*

Usually a light cream or brown, or in the case of early Victorian cottages, they may have been unpainted hardwood.

#### *Metalwork*

Cast iron lace painted light colours or white, otherwise metalwork should be painted the same colour as joinery.

### **Garden**

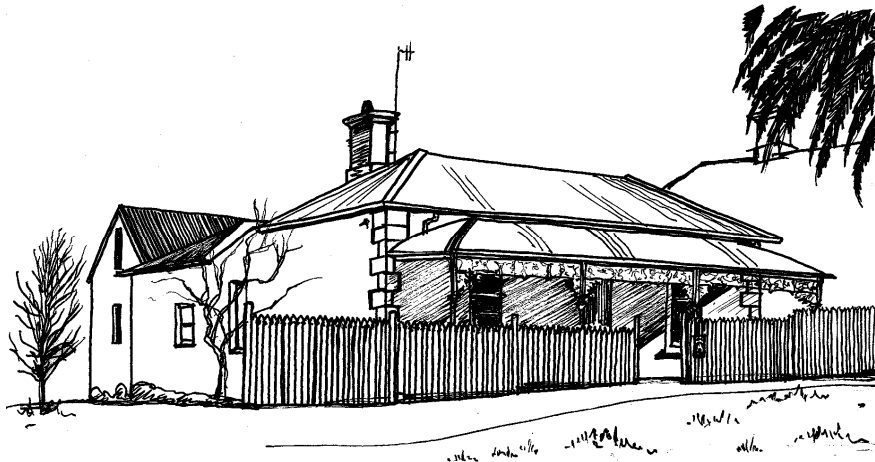
Almost no early Victorian gardens survive intact. A typical garden of this period would have been simple with straight gravel paths to allow direct entry to the front door and a limited range of ornamental exotic plants (usually flowers and some conifers). In more substantial dwellings, a formal clipped low hedge may define garden beds. Plants were generally used for their exotic qualities in contrast with each other. Fruit trees and vegetable gardens were usually located at the rear of the dwelling. Generally no Australian natives were available commercially at this time.

### **Traditional fence styles**

Front fences were an important part of the design of Victorian houses. They were usually a light cream or brown, or in the case of early Victorian cottages, they may have been unpainted hardwood. They were usually low (1.2 metres or less) painted timber pickets and usually a light cream or brown. Where possible, it is best to re-construct the original fence if there is evidence of what it was.

If you are considering replacing your fence or adding a fence if one doesn't exist, a painted picket fence would be most appropriate. Brick fences should be avoided, as should other solid masonry fences. Unpainted softwood fences are not suitable.

### 1.3 Mid Victorian (1860-1875)



#### Style

Warrnambool City has a good collection of mid Victorian buildings, both domestic and commercial. Most are timber and stone, and while the exteriors are largely intact, many have had later additions which add to the layers of significance rather than detract. Generally, the mid Victorian residence retained a similar form to the Early Victorian, but applied a greater level of restrained applied ornamentation and formality. There is an increased use of stucco on exterior surfaces, while decorative stonework, mainly in the form of quoins is prevalent, although used sparingly. Verandahs are common, usually of timber construction and often incorporate cast iron lacework and patterned tile floors. The plan is simple, rectangular rooms open off a straight corridor.

#### Features

- Façade usually symmetrical.
- Stone (local sandstone or bluestone) or timber weatherboard construction.
- Hipped or gabled roofs, often of 30 degrees pitch, usually galvanised iron or slate.
- Verandahs should be straight or concave, supported by columns of turned timber, although some cast and wrought iron examples exist. Verandah floors are usually timber, although there are some tile floors in more elaborate later examples.
- Ogee or half round guttering with circular down pipes.
- Timber buildings usually with beaded or square edged weatherboards.
- Decorative timber brackets below the eaves.
- Rectangular timber framed, double hung sash windows, occasionally with sidelights, sometimes in tripartite at the front.
- Red and blue coloured glass beside entry doors.
- Four panelled front doors, usually with a fanlight and sometimes sidelights.
- Brick chimneys, sometimes with patterned brickwork or painted render.
- Decorative quoins common on finely finished, architect designed residences and villas.

#### Key alteration issues

Corrugated galvanized iron roofs should be replaced or repaired with the same material where possible. Zincalume is not appropriate replacement or repair material for galvanized iron roofs. Not only is it too reflective, it has corrosive effect when adjacent to galvanised iron.

Weatherboards should be repaired and maintained; only replace what is necessary and use new boards with same edge as the originals. Avoid covering over with cladding. Conserve chimneys, do not remove/demolish

### **Preferred Paint Colours (exterior)**

Avoid fluorescent, vivid and primary colours (red, blue, yellow) in large areas

#### *Weatherboards*

'Stone' colours – Pink Beige, Stone, Sand, Light Buff, and Light Stone, Sand, Ochre, White, Buff, Biscuit, Pale Grey, Stone, Off-white, Cream, Light Brown. Mock Ashlar (timber cladding made to look like stone) boards should use the same colours as weatherboards, but particularly stone colours, with joints picked out in a lighter colour (cream, light brown, stone or buff).

Baseboards below floor level are usually painted or stained a dark colour different from the wall colour, such as dark grey or black.

#### *Rendered stone*

Often left natural grey or sometimes lime-washed

#### *Eaves*

The underside of eaves should be painted in off-white or eau de nil (light, slightly grayish green) or another light colour.

#### *Joinery*

Joinery should always be painted on Nineteenth Century buildings. 'Wood' colours such as Earth, Fawn, Cream, Purple Brown, Deep Indian Red, Deep Bronze Olive, Deep Brunswick Green, Rich Brown were used on joinery such as architraves, window and door frames. Joinery was always painted a darker shade than the main walls on timber and rendered buildings.

#### *Downpipes and gutters*

Should be painted out in the colour of the wall or fascia they are fixed to, unless there is evidence that they were picked out in a contrasting colour.

#### *Doors and windows*

Usually painted the same colour as joinery. On more elaborate buildings, a wood grain finish was sometimes employed. There were also rare examples where a bold single colour (usually symbolic) was often used for front doors. Evidence of this should be obtained before proceeding. Windows may have light or white frames with black sashes.

#### *Fences*

Usually a light cream or brown, or in the case of early Victorian cottages, they may have been unpainted hardwood.

#### *Metalwork*

Cast iron lace painted light colours or white, otherwise metalwork should be painted the same colour as joinery.

### **Gardens**

In large suburban gardens, such as those associated with large residences or villa residences, this period was dominated by the planting of conifers and other evergreen trees, in large sweeping lawns, with a variety of garden beds devoted to the collection of plant material from around the world. 'Collections' were often massed together in large shrubberies. Curved gravel paths for promenading and sinuous gravel carriageways with turning circles at the front of the dwelling were common.

The kitchen garden with fruit trees, vegetables and other as were fruit trees, a vegetable garden and other service areas within the garden. Smaller gardens features simple geometric layout of ornamental and edible plants, often with a path dividing the various garden beds. A small area of lawn may also have been present. Symmetrical plantings on either side of gateways and entry points were also common.

Generally European rather than Australian species of trees and shrubs were used, although some examples of Australian conifers appeared towards the mid-1870s, such as the *Araucaria* genus. Paths were usually straight, providing direct access to the front door and constructed of gravel.

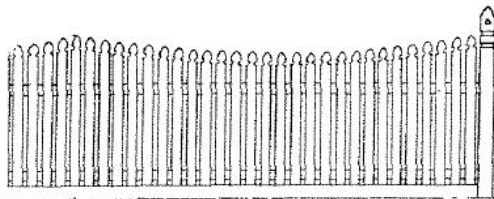
### Traditional fence styles

Front fences were an important part of the design of Victorian houses. Most fences were simple timber pickets, sometimes with more complex picket heads. Most small houses had a central gate of the same material leading to the front door. For masonry buildings, fences were commonly palisade style with cast iron spears on stone plinths and ornamented end piers of stone, rendered or face brickwork, or cast iron. For grander, more ornamental residences, finely finished local sandstone fences were sometimes used. It is important to note that this should not be reproduced unless documentary evidence of this style of fence being used with the individual building is available.

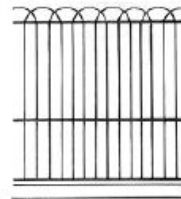
Less common were simple cast iron palisades fixed to bluestone or sandstone plinths. The trend for local stone fences did not emerge until the twentieth century, when some Victorian residences constructed 'fashionable' stone fences as a status symbol. In some rare cases, a substantial stone fence was erected at the front of a Mid Victorian Residence.

If you are considering replacing your fence or adding a fence if one doesn't exist, a painted picket fence would be most appropriate. Brick fences should be avoided, as should other solid masonry fences.

Fences should be a maximum of 1.2 metres in height other than in exceptional circumstances where documentary evidence of a previous original fence exists. New fences should also have 50% visual permeability. To obtain additional privacy and noise protection, property owners are encouraged to plant boundary hedges. With regular pruning, hedge plants will grow and establish quickly.



Timber picket



Crimped wire fence with looped top



## 1.4 Late Victorian (1875-1900)



### Style notes

As wealth and confidence increased throughout the State, houses began to assume a grander, more ornate appearance incorporating elements of the Italianate style, but still resembling earlier Victorian types in form. Most of the Late Victorian dwellings in Warrnambool are either timber or stone, with one projecting room to the front. Unlike other areas, polychromatic brick was rarely used as bricks were not a locally available material. Shops, terraces and commercial buildings became taller, and incorporated ornamented parapets and projecting verandah wing walls.

Locally, many older buildings are of timber or rendered stone rather than brick, reflecting the building materials most readily available at the time. Also styles are less distinct, with some overlapping of styles and variations by local builders of the period. Many of the timber buildings from this period were clad in conite in the mid twentieth century. While conite was a popular 'modernisation' of the twentieth century, Warrnambool has an unusually high number of buildings with this treatment. While polychromatic brick work is a typical feature of this period, the limited availability of good local brick clay meant that bricks and decoration with brickwork was relatively rare. More often in Warrnambool, stone quoins were used for decorative appeal in stone buildings, and decorative ornamentation, such as ornate bargeboards, finials, fretwork and moulding was used on timber buildings.

### Features

- Horizontal proportions (i.e. wider than is tall).
- Façade often asymmetrical with one room projecting forward.
- Roofs usually slate or corrugated galvanised iron, hip or gable, often 20-30 degree pitch with deep eaves corbelling.
- Brick chimneys, sometimes with patterned brickwork or painted render, often ornamental in style.
- Verandahs include straight, bullnose or concave, usually supported by columns of turned timber, although some cast and wrought iron examples exist.
- Verandah floor usually timber, some examples of decorative tile verandahs on concrete bases.
- Simple iron lacework or timber valances to timber verandah columns.
- Stone (usually rendered) construction or timber buildings of square edged (or less commonly 'Mock Ashlar' incised) weatherboards.
- Stone buildings either rendered or finely finished face stone with detailing.
- Large double hung sash windows, often with a curved head.
- Doorways and windows often arched on masonry and stone buildings.
- Increasing use of triple windows and blue and red coloured glass beside entry door.
- Rectangular timber framed, double hung sash windows, often with sidelights (sometimes in decorative coloured glass), often in tripartite.

- Four panelled front doors, usually with a fanlight and sidelights.
- Italianate elements such as rendered walls, tall parapets, arches and molded ornaments.
- Ogee or half round guttering with circular down pipes.

### **Ornament**

- Dense and even spread of ornamentation, including intricate iron lacework.
- Cornice moulding and classical mouldings over windows, around doors and brackets under eaves.
- Decorative quoins common on finely finished residences and villas.
- Decorative timber joinery or render moulding to openings.
- Decorative features such as finials on the gables.
- Cornice to chimneys.
- Cast iron lace to verandahs and balustrades (late examples imitate timber fretwork and turned timber).
- Parapet above verandah is stuccoed and decorated with a profusion of label moulds, pilasters, brackets, scrolls, floral motifs, urns, balls often topped by a pediment (especially in commercial buildings and terraces).

### **Key alteration issues**

Corrugated galvanized iron roofs should be replaced or repaired with the same material where possible. Zinalume is not appropriate replacement or repair material for galvanized iron roofs. Not only is it too reflective, it has corrosive effect when adjacent to galvanised iron.

Weatherboards should be repaired and maintained; only replace what is necessary and use new boards with same edge as the originals. Avoid covering over with cladding. Conserve chimneys, do not remove/demolish

### **Preferred Paint Colours (exterior)**

Avoid fluorescent, vivid and primary colours (red, blue, yellow) in large areas.

#### *Weatherboards*

'Stone' colours – sand, ochre, white, buff, biscuit, pale grey, stone etc.

Baseboards below floor level are usually painted or stained a dark colour different from the wall colour, such as dark grey or black.

#### *Rendered stone*

Often left natural grey or sometimes lime-washed. Sometimes painted dark buff, light brown or terracotta.

#### *Trim, roofs and verandahs*

'Wood' colours – earth, cream, Indian red, bronze green, light stone, rich brown. Verandah posts painted in joinery colours, with verandah post capitals in light colour to contrast. Verandah roofs were sometimes painted in alternate light and dark wide stripes (about 800mm, to match the sheet width) to imitate canvas awnings. Even if most of the paint has gone, evidence of the earliest paint (excluding undercoats) may exist. It may even be shown on an early photograph. Only if this evidence exists should the roof be repainted in this fashion. Colours were: Indian red greens and browns, with off-white, cream or light stone. The dark colour should match the joinery.

#### *Eaves*

The underside of eaves should be painted in off-white or eau de nil (light, slightly grayish green) or another light colour.

#### *Joinery*

Joinery should always be painted on Nineteenth Century buildings. 'Wood' colours such as Earth, Fawn, Cream, Purple Brown, Deep Indian Red, Deep Bronze Olive, Deep Brunswick Green, Rich Brown were used on joinery such as architraves, window and door frames. Joinery was always painted a darker shade than the main walls on timber and rendered buildings.

#### *Downpipes and gutters*

Should be painted out in the colour of the wall or fascia they are fixed to, unless there is evidence that they were picked out in a contrasting colour.

#### *Doors and windows*

Usually painted the same colour as joinery. On more elaborate buildings, a wood grain finish was sometimes employed. There were also rare examples where a bold single colour (usually symbolic) was often used for front doors. Evidence of this should be obtained before proceeding. Windows may have light or white frames with black sashes.

#### *Fences*

Usually timber fences were painted the same colour as the body of the house. Palisade fences were usually unpainted or the metalwork may have been painted black.

#### *Metalwork*

Painted dark or light, the same colour as joinery.

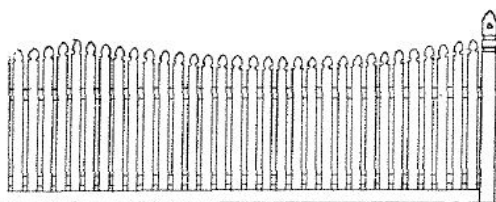
### **Gardens**

Large suburban gardens (in areas outside of the CBD) enjoyed the space and wealth to indulge in the collection of plant material from around the world. These gardens, usually associated with large residences (often 'Villa Residences') were dominated by the planting of Exotic and Australian conifers and other evergreen trees in large sweeping lawns, with a variety of garden beds displaying bold and strap foliage plants such as Yuccas, Canna, Ale, Alocasia, Wigandia, Croton, Cordyline, Dracaena, Musa, Bamboo and Ferns. 'Collections' were often massed together in large shrubberies. Gravel paths and carriageways were usually curved or sinuous, and carriageways usually had a turning circle at the front of the residence.

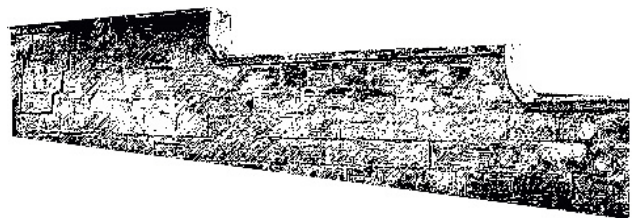
Smaller gardens featured simple geometric layout of ornamental and edible plants, often with a path dividing the various garden beds. A small area of buffalo grass lawn may also have been present. Symmetrical plantings on either side of gateways and entry points were also common. In smaller gardens, pathways were generally straight and direct in gravel, or patterned tiles. The same range of bold and strap foliage plants were evident in smaller gardens. There were few Australian trees, mainly European and low shrubs were used to create density.

### **Traditional fence styles**

Most fences were simple timber pickets, sometimes with more complex picket heads. Most small houses had a central gate of the same material leading to the front door. For masonry buildings, fences were commonly palisade style with cast iron spears on stone plinths and ornamented end piers of stone, rendered or face brickwork, or cast iron. For grander, more ornamental residences, finely finished local sandstone fences were sometimes used. It is important to note that this should not be reproduced unless documentary evidence of this style of fence being used with the individual building is available



Timber picket



Local stone

## 1.5 Queen Anne (1895-1910)



### Style description

There are few good examples of the Queen Anne Style in Warrnambool. Derived from English and American styles that revived elements from the architecture of Queen Anne's reign (1702-14), these picturesque houses are deliberately complex, creating a kind of vigorous grandeur. Most are freestanding and set well back from the street. The houses usually have complex roof forms and asymmetrical floor plans. The roof form is a key feature of these houses

### Features

- Steeply pitched terracotta tiled roofs, usually with a gable end facing the street; Asymmetrical façade, usually with emphasis on the overall form and three dimensional qualities rather than the façade.
- Complicated roofs with intersecting hips, gables, towers and tall chimneys
- Extensive decorative embellishment, including terracotta ridge capping, finials, dragons and gargoyles; fretted frieze panels and post brackets, turned verandah posts, chimney cornices and terracotta pots
- Leadlight or rectangles of coloured glass to windows
- Fretwork featuring patterns ranging from geometric to extravagant Art Nouveau designs
- Gable ends decorated in rough cast or stucco with timber mouldings and battens

### Key alteration issues

Do not copy decorative details from the original dwelling in additions as it will detract from the original details and obscures the understanding of the development of the building.

### Paint Colours

The Queen Anne style is associated with the use of strong colours, textures and ornament applied fairly evenly over the whole building. That said, with timber buildings in this style, the usual colour of the weatherboards was cream or light cream. Exterior details were usually picked out in a combination of a light and dark tone. The two predominant colour schemes for this style were shades of green or shades of cream and buff. Many Victorian colours continued to be available in the new century, but new colours and different schemes emerged with the Edwardian style.

### Preferred Paint Colours (exterior)

Avoid fluorescent, vivid and primary colours (red, blue, yellow) in large areas

#### *Weatherboards*

Timber houses usually painted cream, light cream, or light straw.

#### *Brick*

Usually red brick with red oxide tuck pointing. Unpainted brick should never be painted. Tuck pointing should follow the original colours.

*Roughcast render* usually painted cream, light cream, or light straw.

*Timber mouldings and battens* to gable ends usually painted a dark colour

*Trims and other joinery* usually painted cream with red, yellow ochre, dark brown and soft green. Cream and off-white, mid-greens and browns, red oxide, light ochre, wood grain (more elaborate buildings) and oil stain or varnish.

#### *Eaves*

The underside of eaves should be painted in off-white or eau de nil (light, slightly grayish green) or another light colour.

#### *Downpipes and gutters*

Should be painted out in the colour of the wall or fascia they are fixed to, unless there is evidence that they were picked out in a contrasting colour.

#### *Doors and Windows*

Most commonly employed a wood grain finish.

#### *Fences*

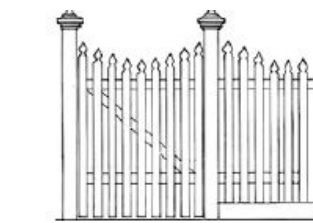
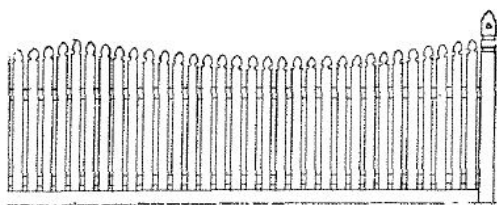
Usually timber fences were painted the same colour as the body of the house

### Gardens

Canary Island Palms (*Phoenix canariensis*) became popular during this period. They were often planted as a single specimen tree at the centre of the garden (often the front), or as symmetrically arranged pair. Other palms and Australian natives begin to make an appearance in gardens. A less structured garden style with looser arrangement of plants, garden beds, meandering paths is seen.

### Traditional fence styles

The most common fences for this period were timber with timber pickets, sometimes with fretted picket heads.



Timber picket





## 1.6 Edwardian (1901-1914)



### Style description

Warrnambool has a good representation of houses from the Edwardian (also known as Federation) period. Houses built at this time draw on both Victorian and Queen Anne features, but follow a similar plan to Victorian houses. Many Mid Victorian ornaments are still used, but houses are less ostentatious than in previous decades. The designer's objective was to be quaint and picturesque. Warrnambool has a range of timber, stone and brick houses from this period.

### Features

- Asymmetrical façade.
- Weatherboard houses often with red corrugated iron roofs.
- Roof a combination of hip and projecting gable, usually steeply sloped, and of galvanised corrugated iron (sometimes painted), slate or terracotta tile.
- Wide eaves.
- Decorative gable ends, with half-timbered detail, stucco, motifs and other embellishment.
- Tall ornate brick chimneys penetrate roof.
- Brick houses usually red brickwork with flush joints, sometimes with cream painted render to base and gable ends.
- Return L Shaped verandahs with corrugated iron bull nose.
- Timber houses usually have square edge or bull nose weatherboards, sometimes with incised weatherboards simulating blocks of stone work, or mock-ashlar cladding.
- Sunshades, supported by timber brackets, are common on the north and west.
- Verandah forms often bull nose, although may be sloped, generally L shaped return verandah.
- Timber fretwork to the verandah with turned or plain timber posts. Very little cast iron evident.
- Rectangular timber framed, double hung or casement windows, often paired or in threes.
- Four panelled front doors, commonly with fanlight and sidelights.
- Decorative timber joinery around openings.
- Eaves brackets, decorative gable infill and timber brackets to window canopies.
- Chimneys of brick either plain or with banding (in different colour bricks).
- One or two wings projecting at right angles to one another from the front of the house and the side.
- Low shadowed verandah curves around between wings.
- Picturesque leadlight casement windows.

### **Ornamentation**

- Gable ends ornamented with roughcast or pebbledash, left natural and battens painted a dark colour.
- Verandahs increasingly feature timber fretwork, cast iron very rare.
- Terracotta roof ridge capping in fanciful shapes - gable ends often topped with a terracotta finial of dragons, griffins, kangaroos, emus.
- Chimneys built in flutes shapes with terracotta pots.
- Leadlight casement windows.

### **Key alteration issues**

Do not copy decorative details from the original dwelling in additions as it will detract from the original details and obscures the understanding of the development of the building.

### **Preferred Paint Colours (exterior)**

Avoid fluorescent, vivid and primary colours (red, blue, yellow) in large areas

#### *Eaves*

The underside of eaves should be painted in off-white or eau de nil (light, slightly grayish green) or another light colour.

#### *Weatherboards*

Painted pale cream, buff, and biscuit

#### *Timber mouldings and battens (to gable ends)*

Usually painted a dark colour, while the gable left natural or light colour

#### *Trims and other joinery*

Usually painted cream with red, yellow ochre, dark brown or soft green. Light straw, venetian red, pale green and mid Brunswick green were also used.

#### *Roofs*

Corrugated metal roofs sometimes painted Ferric Red or Permanent Green

#### *Downpipes and gutters*

Should be painted out to match the colour of the walls.

#### *Doors and Windows*

Often employed a wood grain finish.

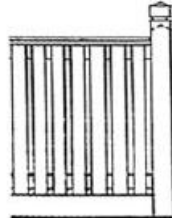
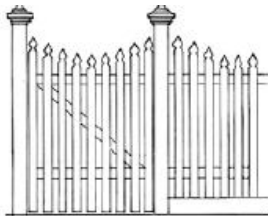
### **Garden**

Formal neat gardens with large lawns and narrow flower beds. Palms were common during this period, usually planted as specimen trees. European shade trees also re-gained popularity, and the occasional native planting was also evident. Trees such *Corymbia ficifolia* (Red Flowering Gum), *Agonis flexuosa* (Willow Myrtle) and *Eucalyptus cladocalyx* (Sugar Gum) were commonly planted natives. Lawns also began to grow in popularity.

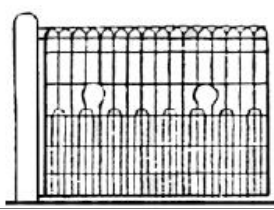
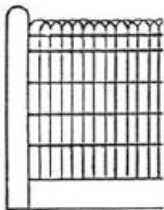
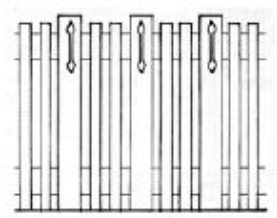
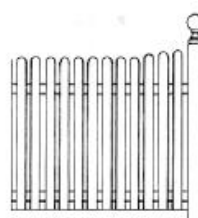
The idea of a large lawn with garden beds in and around it became a more achievable and affordable garden style to the middle classes. Still with an emphasis on different qualities but darker, richer foliage. Paths were patterned mosaic or terracotta tiled straight direct path.

### Traditional fence styles

Most fences were timber pickets, sometimes with a timber capping. Twisted wire suspended between rounded timbers posts also began to emerge as a mass produced product at this time. Some examples of elaborate patterned cast iron balusters fixed to bluestone plinth. Occasional corrugated iron on timber framing. Where red brick traditional style Federation houses exist, the occasional red brick masonry fence, sometimes with white render.



Timber picket



Crimped wire fence with looped tops





## 1.7 Bungalow (1910-1930)



### Style description

Warrnambool City Council has a wide variety of Bungalow style dwellings across most of the City. Most commonly Californian, with Indian and British variants, these cosy looking houses combined Arts and Crafts concepts with the ideal of the simple house in a natural setting. There are a mix of timber, brick and stone variants, the masonry often being rendered. More rustic than preceding styles, most are single storey with a simple plan centered on the hallway, and are set well back from the street. It has the feeling of a fortress, excluding nature, but is built of textured natural materials. The plan form is a compact rectangle with unusually two or three bedrooms. More extravagant two storey variations were also built.

### Features

- Broad roof planes, main roof pitch not less than 25 degrees, porch roof not less than 15 degrees, usually gable roofs, often of terracotta tiles or corrugated iron (often painted red or green).
- Very large gable ends, often shingled.
- Chimneys on outside walls and often constructed of clinker brick.
- Walls usually red brick with flush joints or square edged weatherboard.
- Deep front verandah with massive pylons and verandah piers and balustrades, constructed of timber, brick or rendered masonry.
- Small, squarish windows usually grouped in the front windows and often with a bay window to the front room. Windows usually sash or casement. Usually with small rectangular or diamond shaped lead light panes featuring Art Nouveau or Arts and Crafts patterns or motifs. Some may be leadlight.
- Quad guttering supported on quad mouldings and circular or square downpipes.
- Roughcast render or pebble finish to elements such as brick pillars, balustrade, gable ends.
- Rendered or roughcast applied to part of brick walls.
- Squat form.

### Ornament

- Timber shingles, roughcast render and pebble dash finish to gable ends.
- Where brick walls, partly roughcast render or pebble finish.
- Brick or stone capping to balustrade wall.
- Projecting rafters, curved Bessemer to verandah, tapered pylons.
- Window and door glass and sidelights often patterned with Art Nouveau or Art Deco motifs in leadlight.

## Key alteration issues

The weight of large tiled roofs does not easily permit the removal of load bearing walls. Retain original windows where possible.

## Preferred Paint Colours (exterior)

Bungalows often had a very simple colour palette on the exterior. It was common for there to be only two exterior colours used. The woodwork was usually brown, cream or green. Rendered walls had a natural slurry unpainted finish or were painted off white, beige or pale cream. There was often dark staining of timber rather than painting. Elaborate timberwork was not used on the exterior of these dwellings. Shingles, posts and trim were painted in the darker shade of the chosen scheme and rafters, fascia boards, bargeboards and panels were all painted in a lighter colour.

Weatherboards should be either dark stained with oil or painted a light colour such as cream, off white, beige, buff, light stone or pale green. Brick walls should be left unpainted

## Roofs

Iron roofs were usually painted red or green. Terracotta tiles should remain unpainted. Shingled gable ends should be stained dark green or dark brown

## Trim and joinery

Use colours such as dark brown, dark green, deep Indian red, with some touches of white for contrast

## Fences

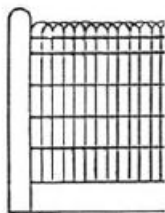
Should be painted a light colour with dark trim (if at all) to match the wall colour of the house

## Gardens

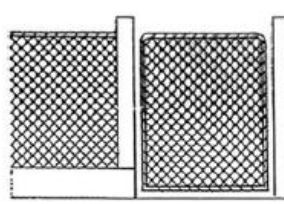
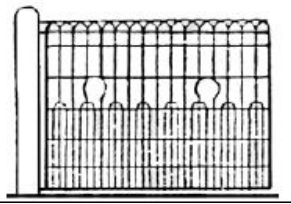
Garden style changed dramatically from control over nature to chaos. There was often a tangled, twisted and picturesque line, evidenced in an increase in the variety and number of different plants within the garden, but with less emphasis on flowers and more on foliage. Variegated and colourful shrubs and small trees were commonly planted and hedges became more popular, particularly the strong boundary planting of a Cypress hedge. Standard roses and lawns with serpentine paths become popular. Some gardens had intensive planting around the house itself to anchor the building into its site. Australian native trees were planted with clumps of shrubs and low bushes. Paths were often stone flagged in curving serpentine arrangement, or meandering around the garden.

## Traditional fence styles

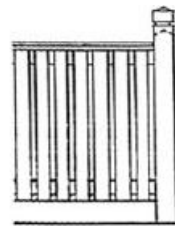
Fences were either crimped wire with looped tops or low masonry fences rendered to match verandah balustrades. Low local stone fences began to appear as a 'modernisation' for older buildings which had undergone 'bungalow renovations'.



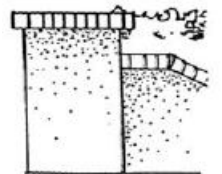
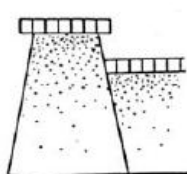
Crimped wire fence with looped tops



Wire fence



Timber picket



Brick fences similar to verandah balustrades

## 1.8 Interwar (1918 -1939)



### Style description

There are a wide range of stylistic variants, materials and sizes of the interwar dwelling in Warrnambool. Most houses are single storey, detached residences, set well back from the street on fairly large blocks; they exhibit simplicity of style that reflects both economic stringency and the move towards modernism. Porches replaced verandahs and building forms are simple and fairly austere with limited embellishment, although the influence of a number of decorative styles such as Spanish Mission, Georgian Revival and Art Deco is apparent. Streamlined Modern and international Modern also began to emerge, and were used as stylistic overlays to what was generally the basic builder's bungalow – conventional in plan, double or triple fronted and single storey.

### Features

- Asymmetrical façade.
- Simple plan forms.
- Design emphasis on the horizontal, especially in window frames.
- Predominately hip roofs clad in ceramic or cement tiles (often in green, red or orange).
- Grouped windows, double hung timber or metal framed, often corner placement used.
- Corbelled bricks, brick arches and curved brick walls.
- Dominant decorative chimneys.
- Beginning of steel framed windows.
- Walls may be brick or square edged weatherboard.
- Roughcast render or pebble finish to elements such as brick pillars, balustrade, gable ends.
- Ornamentation limited to the front porch, chimney and occasional brickwork.
- Walls often masonry and or roughcast render.
- Brickwork - usually in white, red or brown with darker highlights - use of bricks as decoration.
- Variety of geometric patterns in brickwork on eaves, stepped arches over entry porches and chimneys.
- As more colours become available commercially, paint colour schemes become increasingly eclectic.
- Beginning of use of primary colours.
- Verandah's with parapet, scroll edge - arch openings (often triple) with intermediate columns.
- Distinction between main and detail colour diminishes.
- Motor garages begin to be seen - usually constructed of similar materials and form to the house, set back at the rear of the allotment.

## Key alteration issues

Do not copy decorative details from the original dwelling in additions as it will detract from the original details and obscures the understanding of the development of the building.

## Preferred Paint Colours (exterior)

Unpainted brick examples should not be painted, as the different colour bricks were often used to provide a decorative affect. Similarly, the materials used to construct the house were used to emphasise the design qualities of the building. Glazed terracotta tiles were used for decoration, as were different colour bricks laid in bands of colour.

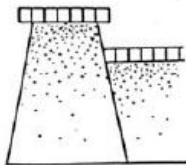
Painted decorative detail was minimal and trims and window frames were painted in creams or off white, much more rarely seen in Warrnambool was the trend to paint window frames in primary red or blue. Rendered walls were commonly painted off white. The underside of eaves should be painted in a dark stain rather than off-white.

## Garden

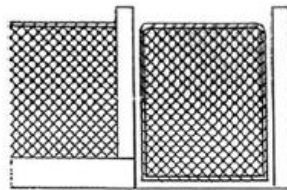
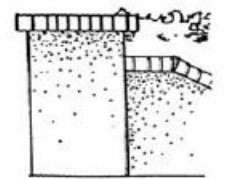
Gardens changed to emphasize wide areas of lawn with controlled narrow perimeter garden beds, clipped hedges and clipped specimen shrubs. Roses and perennial flowers were common, such as Gladioli, Dahlias and Carnations. Most houses had a driveway, often leading to a garage. The driveway was usually two paved wheel strips with lawn between. Garden paths were generally straight and controlled. May have been be paved with brick or flags.

## Traditional fence styles

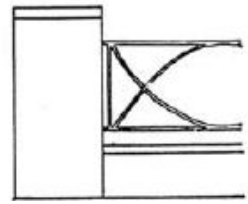
Front fences were commonly low and detailed to match the house body. For instance, a rendered masonry house usually had a rendered masonry fence. Unpainted brick houses with decorative use of brickwork usually had a low brick fence (unrendered). Some fences had decorative motifs, such as Art Deco wrought iron panels between brick piers and plinths with matching gates.



Brick fences similar to verandah balustrades

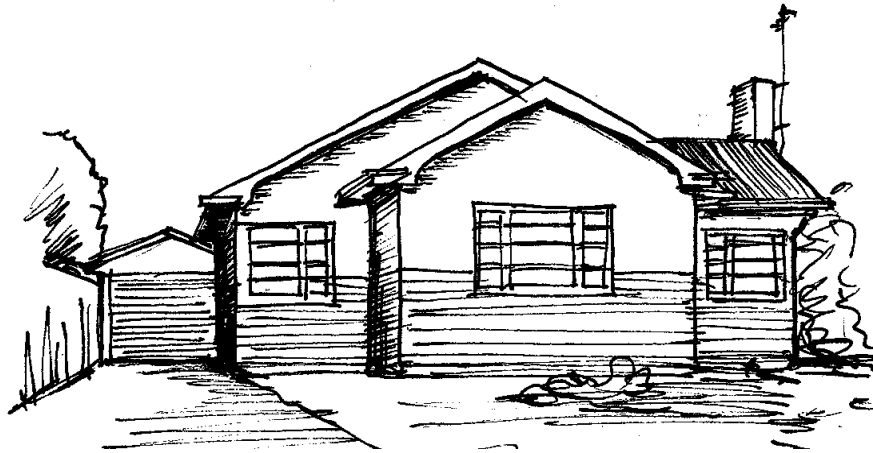


Wire fence



Brick fence with wrought iron panels

## 1.9 Post War (1945-1965)



### Style description

In the 1930s, the simple detached cottage became the most popular house type. This had a simple L shape with a gable or hipped roof. It passed through several phases, the streamlined Modern, the Art Deco, a postwar Austere style and finally evolved into the elongated L shape of the 1950s. The early modern home design was based on functionalism, as an architectural theory, its features being streamlined horizontally, a lack of decoration and machine inspired styling.

After World War Two, the change from austerity to prosperity is reflected in increasing house sizes and a growth in home ownership. Often characterised by the triple-fronted brick-veneer, houses are comfortable and designed for family living. Although more traditional than Modern houses, Post-war design is usually single-storied with interconnected living rooms. Mass-produced windows foster a greater use of glass.

### Features

- Minimal use of decoration – decoration expressed in mass produced elements such as brick/stone feature walls or chimneys, wrought iron porch posts, railings and wire mesh doors.
- Horizontal emphasis on façade.
- Decorative chimneys.
- Projecting front room.
- Single external chimney projects through the eaves.
- Quad gutters supported on quad mouldings with circular or square downpipes.
- Boxed eaves gutter finished against corbelled brick gable or returned around gable.
- Large windows, often corner type or small portholes.
- Low pitched triangular roofs of cement or terracotta tiles, concrete slab suspended over porches.
- Double brick replaced by brick veneer.
- Weatherboard houses still common.
- Chimneys of brick still common.
- Incorporation of carport or garage into house (at rear to the side), often garages with painted doors.
- Hipped and gable traditional roof forms.
- Groups of rectangular window frames, set horizontally to make large window openings, often in corners.
- Timber and metal framed windows.

### **Ornamentation**

- Boldly modelled verandah.
- Entry doors and front gates decorated with sunrise, quarter circle and other geometric motifs.
- House numbers emphasised.
- Horizontal lines picked out in cream or green paint or with contrasting brick work.
- Horizontal transom bars divide windows.
- Modelled chimneys.

### **Preferred Paint Colours (exterior)**

Paint colours used colour schemes of white and off white with bold splashes of primary colour, such as royal blue, signal red and canary yellow for trim. While most weatherboard houses were painted white or cream, other colours such as pale blue, yellow, rose pink, parchment, and golden tan were also popular.

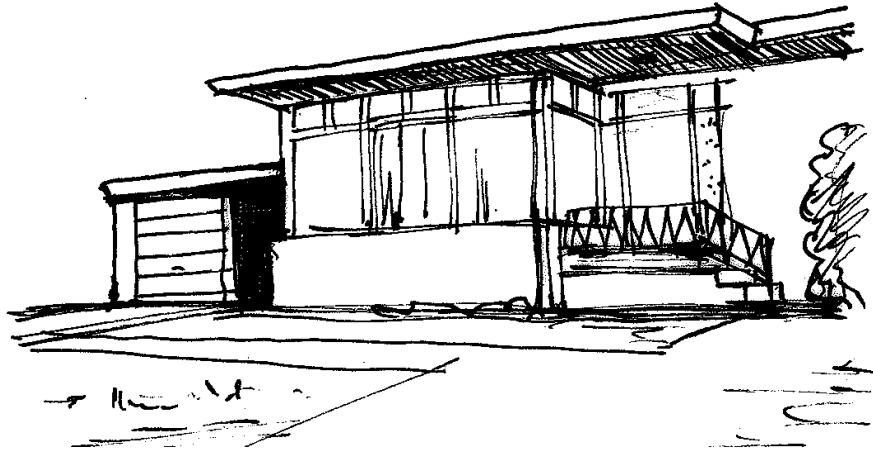
### **Gardens**

Gardens were neat, ordered and controlled. Shrubs were many, often variegated but almost always clipped tightly. There was a strong emphasis on control, with a dominating shortly mown lawn, often deciduous trees and specific dedicated shrub beds. Front yards were generally wide, covered with grass and wheel strips in the driveway, with a perimeter garden. Standard and hybrid roses were popular, as was the use of brick edging to match the house and perhaps fence. Decorative 'personalised' elements such as topiary plants, house names and tyre-swans increase in popularity. The rear garden often had fruit trees and a vegetable plot. Paths were straight, either gravel, concrete or crazy paving

### **Traditional fence styles**

Low front fences, usually brick, capped with decorative terracotta tile or decorative brick work. Often match the house. Weatherboard houses may not have a fence.

## 1.10 Modern (1945-1970)



### Style description

Modernism in architecture is broadly characterised by open planning and simplicity with bold geometric shapes and little or no ornamentation. Walls are opened to the light with large floor-to-ceiling windows. The design of the buildings often expresses innovative use of materials and structure.

### Features

- Simple geometric form, often square or rectangular.
- Commonly bands or blocks of modular windows either timber or metal framed.
- Entire walls of modular glass windows common, combined with blank walls and small windows like punched holes.
- Roofs often flat or skillion, metal deck cladding.
- Walls with river stone wall panels, panel walls, vertical timber cladding and concrete block work.
- Houses sometimes raised above the ground so they seem to float.
- Walls in bold rectilinear or sometimes other geometric shapes.
- Occasional bold, curved elements such as a spiral staircase, a driveway or garden wall contrasting with strong geometrical nature.
- Bricks in cream or salmon pink are common materials, as are fibre cement or rendered masonry painted white or cream.
- All columns, balustrades and other necessary but incidental elements made as thin as possible.

### Preferred Paint Colours (exterior)

Timber or metal framing is often painted in grey or white. Other detailing is usually brown. Colours may be used in small areas, usually in primary red, yellow or blue. Sometimes green, orange and pastels are used in small areas.

### Traditional fence styles

Often no fence is present, only a rock edging. If a fence is present, it would usually be a low brick fence or timber fence to match the house.



## SECTION 2 - PRECINCT STATEMENTS OF SIGNIFICANCE

### **Contributory and non-contributory elements within a statement of significance**

All buildings, whether contributory or not, require a planning permit for demolition or alteration within a heritage overlay. The list of 'contributory' places includes buildings and elements that demonstrate the key characteristics of the precinct that need to be protected. Generally it is more likely that significant change / demolition will be granted to non-contributory elements where it is confirmed that these places do not contribute to the significance of the area. Design of new elements in non-contributory places is important so that development is sympathetic to the character of the area.

### **Contributory elements and places**

Contributory elements and places are those that contribute to the significance of the Heritage Place. These are identified in the Statement of Significance for each precinct.

The Statement of Significance list all contributory elements and places. Contributory elements within a precinct can include:

- Sites identified in the relevant Heritage Study, including buildings and land;
- Places of individual heritage significance (including those included on the Victorian Heritage Register)
- Civic works, including bluestone kerbs, channels and gutters, bluestone paving, sewer siphons, service covers, etc.
- Mature street trees and avenues; and
- Archaeological sites associated with the Aboriginal community before and after European settlement.

Parts of a contributory place within an precinct might include, but are not limited to; walls, windows, doors, the roof, chimneys, verandahs, detached buildings, paving, fencing, open spaces, gardens, the proportions of the road, gutters, street signs, etc.

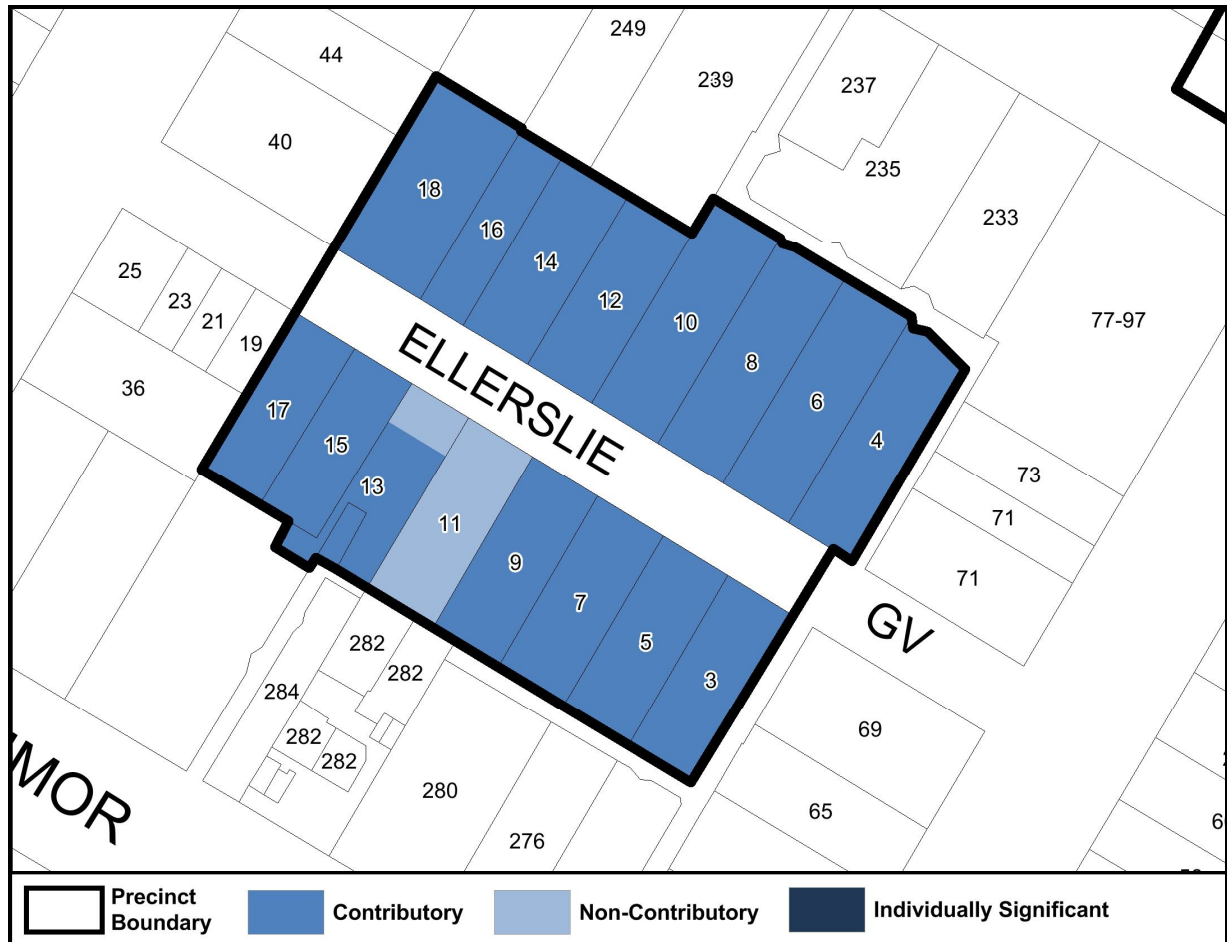
There may be some parts of a contributory place that do not contribute to significance, e.g. recent additions to a building, traffic lights or roundabouts.

### **Non-contributory elements**

Elements that do not make a contribution to the significance of the precinct are non-contributory elements. An example of a non-contributory element might be a 1980s dwelling in a primarily 1880s streetscape.



## 2.1 PRECINCT 1 - ELLERSLIE GROVE (HO301) STATEMENT OF SIGNIFICANCE



### What is significant?

Ellerslie Grove is a small street, running east-west between Henna and Fairy Streets, parallel with Koroit and Timor Streets. Ellerslie Grove was created in the 1920s, when a subdivision on Section 13 in the City of Warrnambool was undertaken to create a small housing 'estate' area. The Ellerslie Grove subdivision is somewhat unusual in that it is on such a small scale, with only sixteen allotments. Most houses appear to have been constructed in the 1920s and 1930s. All conform generally to the bungalow style, with different expressions of this style. The setbacks are all a standard distance from the street frontage; all gardens are typical modest front gardens, with some modern modifications. Numbers nine and eighteen retain their original fences, although most fences have been replaced. It is reminiscent of the standardisation of the State Bank Housing Scheme, which provided housing loans to its customers from the early 1920s on very favourable terms through its Credit Foncier Scheme. Ellerslie Grove is generally in very good condition and retains a very high degree of integrity.

### How is it significant?

Ellerslie Grove Precinct is of historical and architectural significance to the City of Warrnambool.

### **Why is it significant?**

Ellerslie Grove, as a precinct is of historical significance to the City of Warrnambool, as it represents the period of growth in Warrnambool, immediately after the proclamation of Warrnambool as a City in 1918. The use of standardised 'pattern book' designs which have been used throughout the Grove are of architectural significance for their consistent period, form, scale, setbacks and materials. This is supported by their largely appropriate gardens.

### **Contributory elements and places**

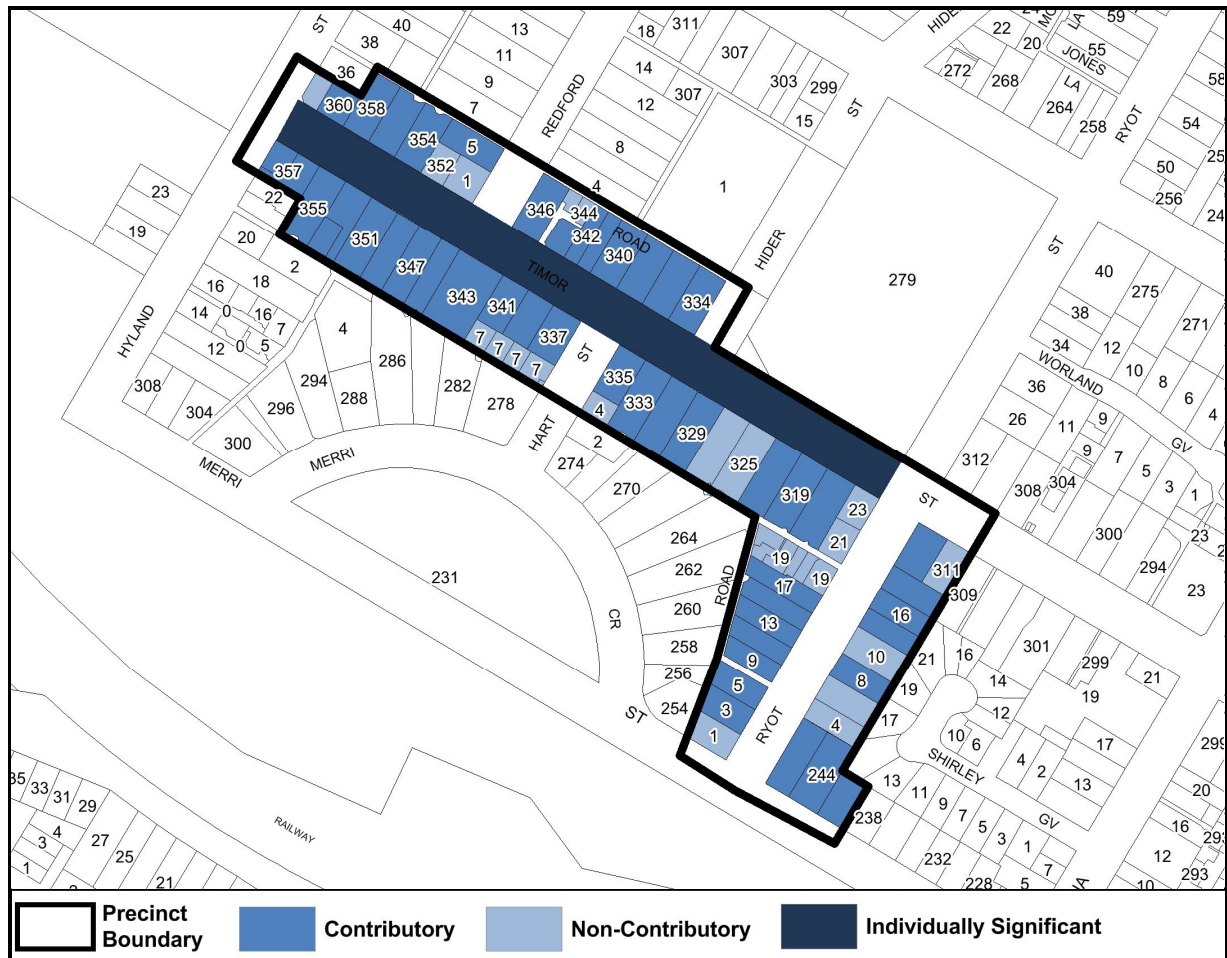
- Bungalow style,
- Uniform setback,
- Modest front gardens.

### ***Ellerslie Grove***

3 Ellerslie Grove - dwelling  
5 Ellerslie Grove - dwelling  
7 Ellerslie Grove - dwelling (Tara)  
9 Ellerslie Grove - dwelling  
13 Ellerslie Grove - stone cottage at rear  
15 Ellerslie Grove - dwelling (Crana)  
17 Ellerslie Grove - dwelling Nanmar)

4 Ellerslie Grove - dwelling (Howarth)  
6 Ellerslie Grove - dwelling  
8 Ellerslie Grove - dwelling  
10 Ellerslie Grove - dwelling  
12 Ellerslie Grove - dwelling (Montrose)  
14 Ellerslie Grove - dwelling  
16 Ellerslie Grove - dwelling  
18 Ellerslie Grove - dwelling

## 2.2 PRECINCT 2 - TIMOR AND RYOT STREET WEST (HO302) STATEMENT OF SIGNIFICANCE



### What is significant?

The Timor and Ryot Street West Precinct consists of the majority of the northwest end of Timor Street from Hyland Street through to Ryot Street, and the southwest end of Ryot Street, between Merri Street to Timor Street. The precinct is located in residential area of Timor Street as opposed to the other parts of Timor Street, which are predominately commercial. The precinct contains a mix of nineteenth and early twentieth century buildings, which for the most part are relatively intact. Almost all the buildings in this precinct are single storey detached dwellings. There are parts of the precinct where mid twentieth century developments are apparent, but do not detract from the overall. The Warrnambool Base Hospital Complex, although outside of the Precinct, tends to dominate the Timor Streetscape, with its multi storey form. Strong street tree plantings in Timor Street create a definitive sense of place - a row of eighteen (18) *Phoenix canariensis* (Canary Island Palm) at the western end of the street reflect the predominantly Edwardian character of that end of Timor Street. The precinct is generally in good condition, and retains a high degree of integrity.

### How is it significant?

The Timor and Ryot Street West Precinct is of historical, aesthetic and architectural significance to the City of Warrnambool.

## Why is it significant?

The Timor and Ryot Street West Precinct is of historical significance because it illustrates the push for more residential allotments outside the original town layout as a result of economic growth in the 1860s and 1870s. This is reflected clearly in the buildings stock, which apart from a small mid twentieth century section in the centre of the precinct can be grouped stylistically and by period. The precinct contains early twentieth century and Interwar dwellings. The row of Canary Island Palms creates a strong linear visual delineation through the main part of the precinct. The Precinct is of architectural significance for its fine range of buildings dating from the 1860s through to the 1960s, exhibiting over one hundred years of architectural fashion reflecting Warrnambool's changing economic and social climate, as reflected in the architectural styles and positioning of dwellings.

## Contributory elements and places

- Single storey,
- Mix of 19<sup>th</sup> and 20<sup>th</sup> century development.

### Timor Street

313 Timor Street - dwelling	334 Timor Street - dwelling
317 Timor Street - dwelling	336 Timor Street - dwelling (Newton Cottage)
319 Timor Street - dwelling	338 Timor Street - dwelling
321 Timor Street - dwelling	340 Timor Street - dwelling
329 Timor Street - dwelling	1/342 and 2/342 Timor Street - dwelling
331 Timor Street - dwelling	344 Timor Street - dwelling
333 Timor Street - dwelling	346 Timor Street - dwelling
335 Timor Street - dwelling	354 Timor Street - dwelling
337 Timor Street - dwelling	356 Timor Street - dwelling
339 Timor Street - dwelling	358 Timor Street - dwelling
341 Timor Street - dwelling	360 Timor Street - dwelling
343 Timor Street - dwelling	
345 Timor Street - dwelling	
347 Timor Street - dwelling	
349 Timor Street - dwelling	
351 Timor Street - dwelling	
353 Timor Street - dwelling	
355 Timor Street - dwelling	
357 Timor Street - dwelling	
Row of <i>Phoenix canariensis</i> (x18) within Timor Street road reserve (HO226)	

### Ryot Street

3 Ryot Street - dwelling	8 Ryot Street - dwelling
5 Ryot Street - dwelling	14 Ryot Street - dwelling
9 Ryot Street - dwelling	16 Ryot Street - dwelling
11 Ryot Street - dwelling	18 Ryot Street - dwelling
13 Ryot Street - dwelling	
15 Ryot Street - dwelling	
17 Ryot Street - dwelling	

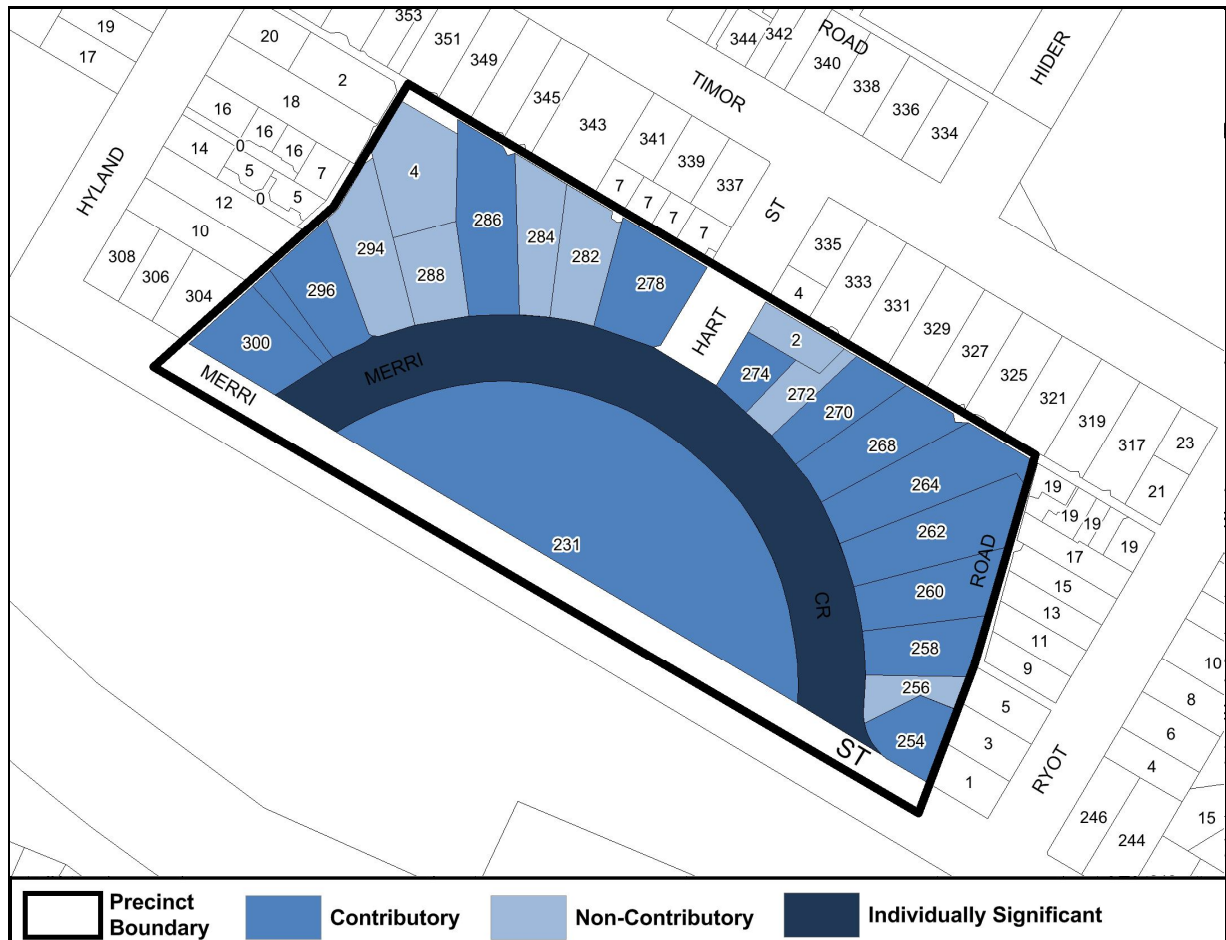
### Redford Street

5 Redford Street - dwelling

### Merri Street

242 Merri Street - dwelling  
244 Merri Street - dwelling  
246 Merri Street - dwelling

## 2.3 PRECINCT 3 - MERRI CRESCENT (HO303) STATEMENT OF SIGNIFICANCE



### What is significant?

Merri Crescent is a later part of the sub-division of Warrnambool, dating from 1890 and approximately 1.1km west of the centre of Warrnambool, which adopts a town planning device first used in the eighteenth century and based on Georgian aesthetic sensibilities. While not developed quickly, the street was considered prestigious and salubrious and the allotments enjoyed some of the best views in Warrnambool. The radial allotments were smaller than those which had been subdivided in the land sales north of Raglan Parade. Still, many successful and distinguished citizens bought land there including the Mayor, Cr. John Hyland and the local member of parliament and later Premier of Victoria, John Murray. Merri Crescent was amongst the first streets to be beautified by the planting of street trees. Some houses were built in the Edwardian period with more built in the Interwar period, showing a range of typical styles. The conversion of the single storey stone cottage at 258 Merri Crescent into a two-storey bungalow called The Brae, complete with its bijou window is of interest. Little was built after World War 2 although the house at 296 Merri Crescent makes a major contribution and a controversial house, designed by the distinguished Melbourne architect Peter Crone, has just been completed at 272 Merri Crescent. Notwithstanding their diversity of period and style, the dwellings have a consistent height, scale, and setbacks. Some are excellent architecturally. The street remains significantly intact and is still dominated by the row of Norfolk Island Pines planted as street trees. Few houses have been altered inappropriately and even fewer have been lost.

## How is it significant?

Merri Crescent Precinct is of historical, aesthetic and architectural significance to the City of Warrnambool.

## Why is it significant?

Merri Crescent, as a precinct, is of historical significance to the City of Warrnambool, as it represents the optimism in Warrnambool immediately after the arrival of the railway and before the Depression of the 1890s. Of further historical significance are the associations with many successful citizens who bought land and eventually lived there. The street is of aesthetic significance for drawing on town-planning practice of the previous centuries and for demonstrating an appreciation of the picturesque. Of architectural significance is the range of dwellings which, while diverse, are united by the strong sense of place created by the topography, the curving street, and the row of Norfolk Island Pines. The detached dwellings represent an important sequence of development across several periods and through several styles.

## Contributory elements and places

- Diversity of period and style,
- Consistent height, scale and setback,
- Street tree planting.

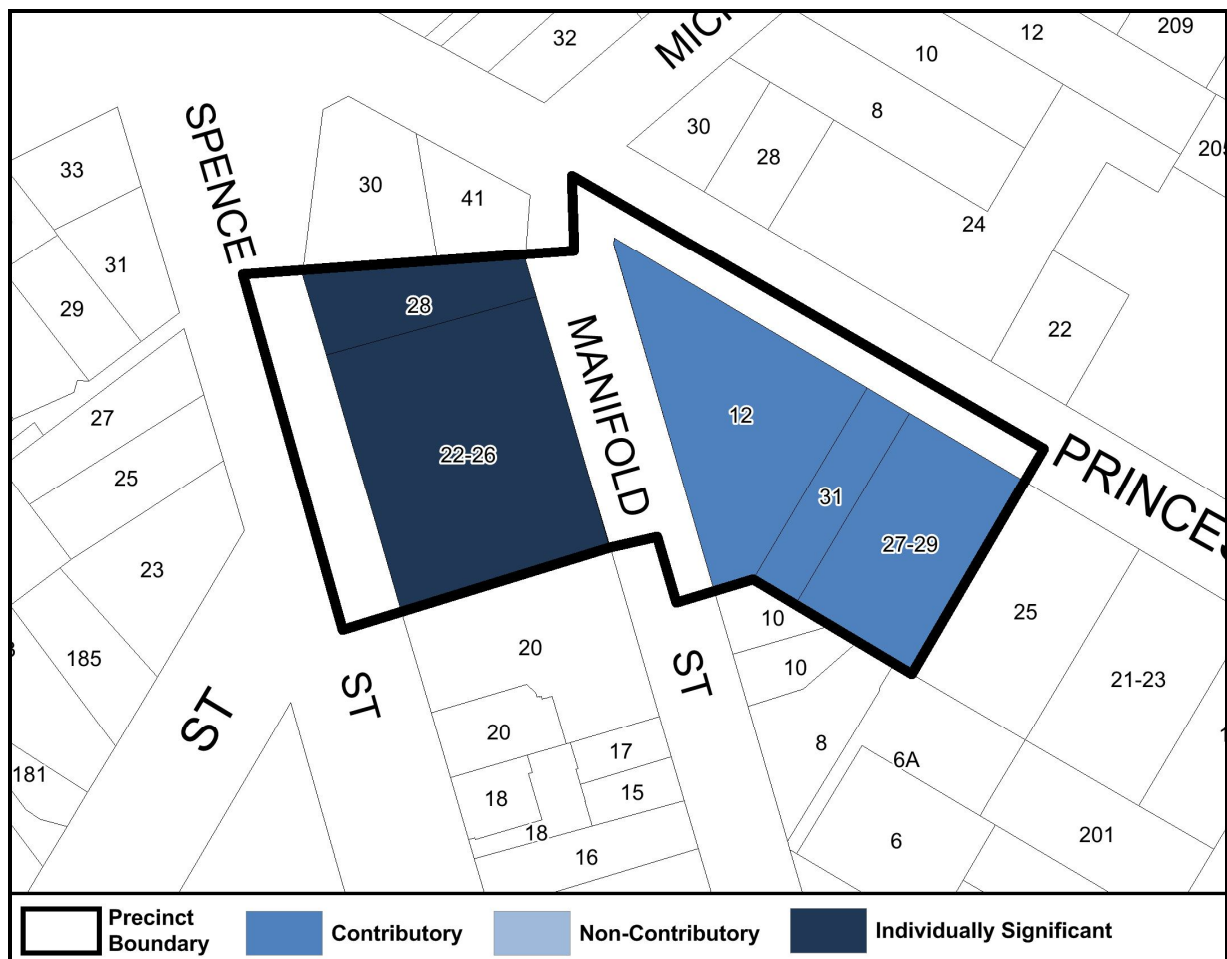
## Merri Crescent

254 Merri Crescent - dwelling  
258 Merri Crescent - dwelling  
260 Merri Crescent - dwelling  
262 Merri Crescent - dwelling  
264-266 Merri Crescent - dwelling  
268 Merri Crescent - dwelling  
270 Merri Crescent - dwelling  
274 Merri Crescent - dwelling  
278-280 Merri Crescent - dwelling  
286 Merri Crescent - dwelling  
296 Merri Crescent - dwelling  
300 Merri Crescent - dwelling

Row of *Araucaria heterophylla* (x23) within Merri Crescent road reserve (HO226)



*Note: This precinct is not residential in nature. Please see generic Heritage Victoria guidelines for greater application guidance in consideration of social significance.*



The precinct of St John's Presbyterian Church sits at the high northern end of Kepler Street, facing Spence Street. The Presbyterian congregation of Warrnambool purchased its current site in 1873 and the distinguished local architect, Andrew Kerr designed a new church which was built by the end of 1875. It was extended, also by Kerr in 1885. The style chosen was Early English Gothic revival, a major departure from the Classicism which had been the standard choice until the mid-1850s but one which aligned the largely Scottish Presbyterians socially with the English Anglicans and the Irish Catholics.

The prestige of the hillside position meant that many fine homes were built around the church, some pre-dating 1874, and this precinct represents the beginning of the spread of housing, in the form of suburban villas across the hill tops to the north of Warrnambool.

Perhaps the most important is Maritimo (outside of the precinct, but still linked) at 24 Princess Street which was also designed by Andrew Kerr for the solicitor William Ardlie and home to four generations of Ardlie men each of whom was a solicitor. The Presbyterian Church complex remains substantially intact from the period after the fire, the Church of Christ has been adapted successfully and the housing stock, for the most part, also survives well. The motel development in Spence Street is not considered to be significant.

### **How is it significant?**

The St John's Church precinct is of historical, social and architectural significance to the City of Warrnambool. The bowling club is of historical and social significance to the City of Warrnambool.

### **Why is it significant?**

The St John's Church precinct is of historical significance, particularly for the church complex, as the chief representation of Presbyterianism in Warrnambool and as the long term focus for their worship and work. It is of significance for demonstrating the social success of the Presbyterians of Warrnambool and its hinterland and, especially the halls and Sunday school, as the venue for their outreach. The hillside was also important socially for the fine quality of its housing stock. The church buildings are of architectural significance as a design by the distinguished local architect, Andrew Kerr and his successors. They are supported by many fine houses, some also designed by Kerr.

### **Contributory elements and places**

- Hillside vista and viewpoint.

#### ***Spence Street***

22-26 Spence Street – St. John's Church (HO156)

28 Spence Street - dwelling (HO154)

#### ***Manifold Street***

12 Manifold Street – St. John's Church Complex Buildings

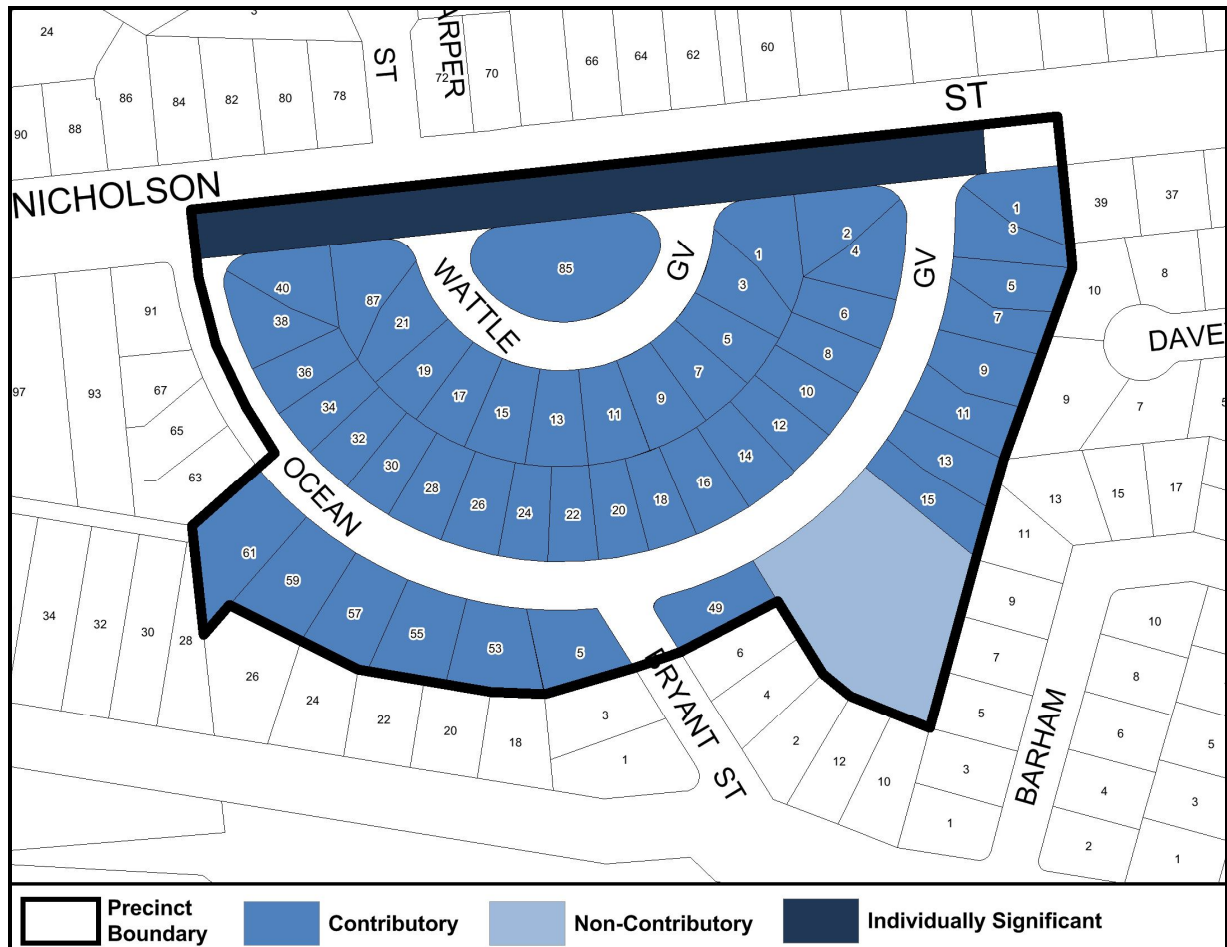
#### ***Princess Street***

27-29 Princess Street - St. John's Presbyterian Church Bowling Club

31 Princess Street - dwelling



## 2.5 PRECINCT 5 - OCEAN AND WATTLE GROVES (HO305) STATEMENT OF SIGNIFICANCE



### What is significant?

The Wattle and Ocean Grove 1941 estate illustrates the community need for low cost housing in Depression era Warrnambool, reflects the founding ideals of the Housing Commission of Victoria and stands as one of the first intact, significant illustrations of early public housing within a regional Victorian context.

The elements of significance include:

- The crescent shaped subdivision layout of Wattle and Ocean Groves and radial pattern of allotments,
- All the semi-detached 1941 dwellings along Wattle Grove and the north side of Ocean Grove and also
- Four semi-detached dwellings (1-13; 45) at the NE end of the south side of Ocean Grove,
- The lone person units, and
- Concrete footpaths, low, post and wire fencing, street trees, central reserve fronting Wattle Grove

The Ocean and Wattle Grove Precinct is located approximately 1.25km south-west of the centre of Warrnambool between Nicholson Street to the north and Merri Street to the south with Bryant Street linking Wattle Grove to Merri Street. The precinct boundary is defined by the sites developed by the Housing Commission of Victoria in four phases between 1941 and 1969. It dates from 1941 when an initial plan for 40 single-storey housing units (twenty duplexes) was proposed. This was followed by eight Low Rental Units in 1960, eleven individual houses in 1961 and eleven Lone Person Units in 1969.

The estate was laid out along 'Garden Suburb' lines and appears to have been influenced by its topography and seaside situation. The Housing Commission of Victoria had been established just three years before in 1938 and this estate in Warrnambool was one of the first in rural Victoria. Importantly, Walter Oswald Burt (1893-1969), one of the most influential figures behind the *Report of the Housing Investigation and Slum Abolition Board*, 1938, the Housing (Standard of Habitation) Regulations 1938 and a member of the Commission until 1948 was born and educated in Warrnambool. He was also an early and influential building conservationist.

The two standard designs for the 1941 duplexes were prepared by T. J. Buchan of the leading Geelong architectural firm, Buchan Laird and Buchan. The duplexes were built by P. J. Hatwell and Sons and were highly regarded at the time for the quality of their design and construction.

The single-storey duplexes were built in brick veneer, with terracotta tiled gable roofs and timber windows and porches. Their small garden landscaping was simple and standardised although this was supported by street planting in grass 'nature-strips' and the central reserve, along with concrete paths, cross-overs and gutters. Effectively, the first dwellings were only available for rental. Not all of the estate as subdivided was built on and, because it was so small, other amenities such as shops and a primary school were not provided. However, a bus route was commenced and still passes through the estate.

Development on the estate seems to have been suspended until the later 1950s while other larger areas of Warrnambool, particularly West Warrnambool were developed by the Commission. In 1960, second phase began at the Ocean and Wattle Groves Precinct reflecting different social conditions. Eight Low Rental Units, designed by the Housing Commission were constructed in two blocks, each with four single bedrooms. New standard designs were used, this time prepared by the Commission's internal architects with the innovative use of materials, such as early mass-produced aluminum windows and a different approach towards car ownership and other post-World War 2 social changes. The units were single storey; study framed with conite clad walls, cement tile gable roofs and aluminum framed windows.

The following year, eleven individual houses were added to the estate. They are single storey, cream, pink or red brick veneer with cement or terra cotta roofs and aluminum framed windows. The final phase of construction within the precinct occurred in 1969 with the construction of Lone Person Units. There are two blocks, one of six units and one of five units. Development post 1960 also coincided with a new attitude towards home ownership, with favourable terms offered on Commission mortgages to eligible and approved purchasers. This second phase provides a valuable contrast to the first and the very extensive Commission estates built in West Warrnambool. The estate public areas have concrete footpaths, nature strips and *Metrosideros excelsa* (New Zealand Christmas Tree) street trees and a central reserve, planted with two *Cupressus macrocarpa* 'Aurea' (Golden Monterey Cypress).

Although there have been a few demolitions and various changes to individual houses, some actually undertaken by the Commission and its descendants as improvements to the housing stock, the precinct retains a high degree of integrity and is in generally good condition.

### **How is it significant?**

The Ocean and Wattle Groves Precinct, Warrnambool is of historical, social and architectural significance to the State of Victoria and the City of Warrnambool.

### **Why is it significant?**

#### *Historic Significance*

The Ocean and Wattle Groves Precinct, Warrnambool is of historical significance as one of the earliest rural Housing Commission estates in Victoria. It is an intact, representative example of mid twentieth century public housing in Victoria. It is of special historical significance for the Commission's connection with the Warrnambool-born Walter Oswald Burt, one of the two key figures behind the slum-abolition movement and a founder of the building conservation movement.

The four key phases of construction demonstrate different accommodation types provided by the HCV over a 30 year period and changing attitudes to housing. It is of social significance for reflecting the State government's direct action to alleviate the housing conditions of the poor especially as a result of the Depression and, subsequently, to provide housing during the post-World War 2 economic boom.

It is of architectural significance for the use of standard designs, firstly those prepared by private Geelong architects, Buchan Laird and Buchan and secondly by the Commission's own architects. Both major phases of development are significant for providing evidence of each period's challenges and solutions and for the contrast they provide, one to the other.

The 1941 estate represents the need for public housing within Warrnambool during the Depression (end of) and highlights the emerging role of the State as a provider of regional public housing. The estate was designed and established within two years of the founding of Housing Commission Victoria and therefore represents the Commission's early philosophy in relation to the provision of public housing in regional Victoria.

The later 1960-69 Housing Commission Victoria dwellings in adjacent streets illustrate changing housing needs and government policy in 1960s regional Victoria. The design of the 1960s subdivision and dwellings is typical and common to public and private single storey housing throughout suburban Victoria though and is therefore not rare or of particular significance. The remaining dwellings from this period reflect the ongoing development of Housing Commission Victoria, but the impact of this development was not significant within Warrnambool, when compared to the 1941 public housing dwellings on the site.

The 1960 low rental units and 1969 'lone persons' housing reflect changing accommodation types provided by Housing Commission Victoria.

### *Social Significance*

The 1941 housing illustrates the local community needs of the late 1930s-1940s period (the Depression), when incomes were constrained and housing availability was limited. Government subsidised housing was provided in response to the establishment of the Housing Commission of Victoria in 1938. The subject dwellings are still in part managed by the State, reflecting on-going need for low cost housing within the local community.

### *Architectural Significance*

The semi-detached 1941 dwellings reflect the early design ideals of Housing Commission Victoria low-cost public housing – as stated in Commissioner reports of the day. Dwellings are simple in plan, but well-detailed and reflect common architectural styles of the period. Houses are sited to reflect the crescent form of streets, enhancing the streetscape character of the estate. The later 1960-69 detached dwellings and units are typical in design for public and private housing of the period and were designed over twenty years after the establishment of Housing Commission Victoria.

### **Contributory elements and places**

- Garden suburb development by the state,
- Generally single storey duplexes,
- Developed in three main stages commencing 1941, 1960 and 1969,
- Street tree plantings.

***Ocean Grove***

1 Ocean Grove - dwelling  
3 Ocean Grove - dwelling  
5 Ocean Grove - dwelling  
7 Ocean Grove - dwelling  
9 Ocean Grove - dwelling  
11 Ocean Grove - dwelling  
13 Ocean Grove - dwelling  
15 Ocean Grove - dwelling  
49 Ocean Grove - dwelling  
53 Ocean Grove - dwelling  
55 Ocean Grove - dwelling  
57 Ocean Grove - dwelling  
59 Ocean Grove - dwelling  
61 Ocean Grove - dwelling

4 Ocean Grove - dwelling  
6 Ocean Grove - dwelling  
8 Ocean Grove - dwelling  
10 Ocean Grove - dwelling  
12 Ocean Grove - dwelling  
14 Ocean Grove - dwelling  
16 Ocean Grove - dwelling  
18 Ocean Grove - dwelling  
20 Ocean Grove - dwelling  
22 Ocean Grove - dwelling  
24 Ocean Grove - dwelling  
26 Ocean Grove - dwelling  
28 Ocean Grove - dwelling  
30 Ocean Grove - dwelling  
32 Ocean Grove - dwelling  
34 Ocean Grove - dwelling  
36 Ocean Grove - dwelling  
38 Ocean Grove - dwelling  
40 Ocean Grove - dwelling

***Nicholson Street***

85 Nicholson Street - road reserve  
87 Nicholson Street - dwelling  
Nicholson Street road reserve (HO226)

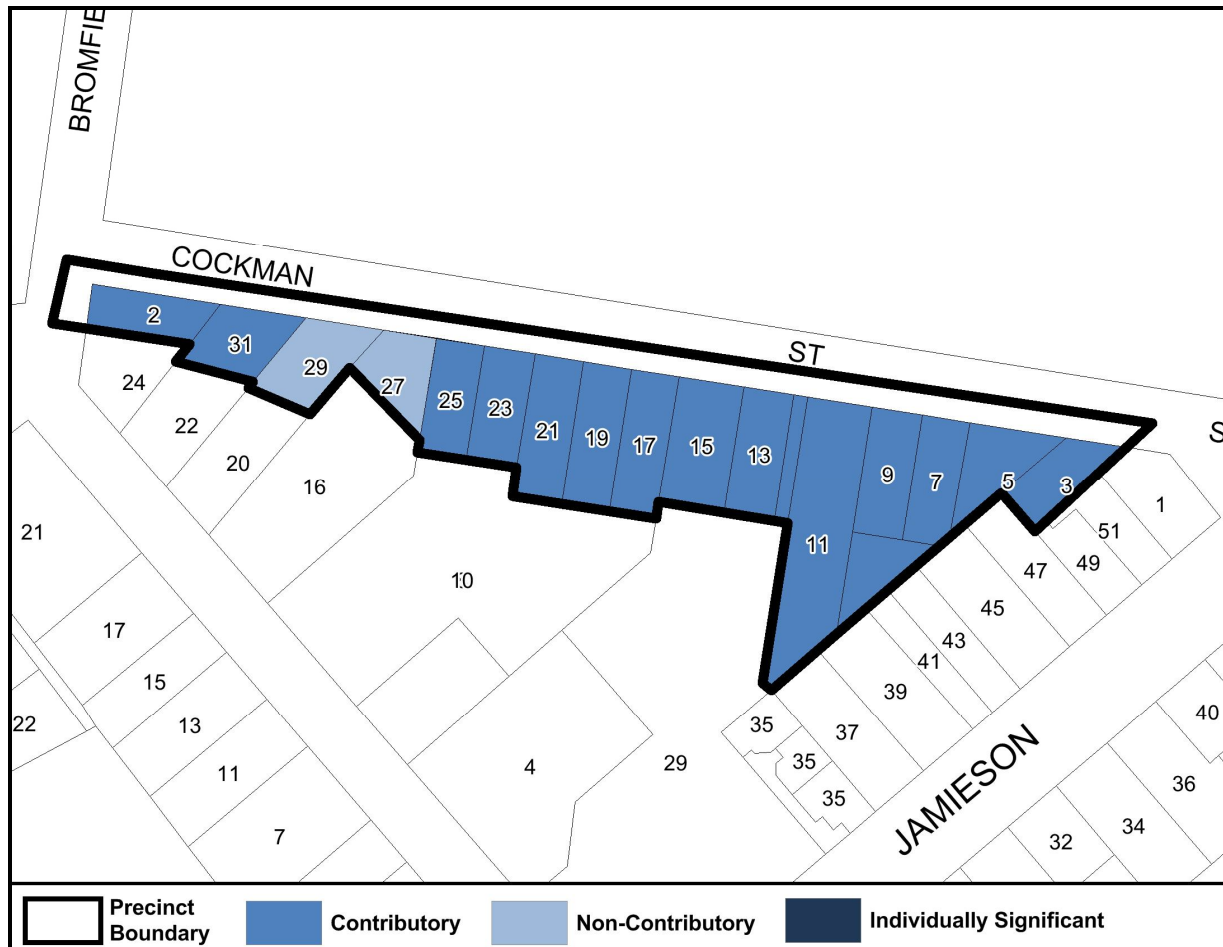
***Wattle Grove***

1 Wattle Grove - dwelling  
3 Wattle Grove - dwelling  
5 Wattle Grove - dwelling  
7 Wattle Grove - dwelling  
9 Wattle Grove - dwelling  
11 Wattle Grove - dwelling  
13 Wattle Grove - dwelling  
15 Wattle Grove - dwelling  
17 Wattle Grove - dwelling  
19 Wattle Grove - dwelling  
21 Wattle Grove - dwelling

***Bryant Street***

5 Bryant Street - dwelling

## 2.6 PRECINCT 6 - COCKMAN STREET (HO306) STATEMENT OF SIGNIFICANCE



### What is significant?

The Cockman Street Precinct runs approximately east west along the boundary of the Botanic Gardens, about one kilometre north of the centre of Warrnambool. The Precinct includes all of the allotments on the south side of Cockman Street facing the Botanic Gardens and the house at 2 Bromfield Street. The street was subdivided in the late 1920s and early 1930s, and is named for W. Cockman, an important local figure. The street is relatively narrow, with most of the housing stock being built between 1928 and 1938. Most are timber, some others are stuccoed brick but the house at 11 Cockman Street, perhaps the oldest, is face pressed red brick. Apart from the latter which has an attic storey, all are single storey. The houses all adopt a bungalow form with typically modest suburban gardens, some retaining their original low fences. The setbacks of the houses are inconsistent, although they are generally within a few metres of each other, indicating that it was probably neither a 'designed estate' nor a War Service Homes estate but that each was privately designed and purchased. The footpaths, curbs and channels are uniformly concrete. Cockman Street as a precinct is very intact to the Interwar period, and retains a very high degree of integrity overall. The precinct is also in very good to excellent condition overall.

### How is it significant?

The Cockman Street precinct is of historical and architectural significance to the City of Warrnambool.

### **Why is it significant?**

The Cockman Street precinct is of historical significance as an area of subsequent subdivision and prosperity in Warrnambool during the interwar period (c.1928-1938). It reflects prosperity in Warrnambool shortly after it was named a City in 1918, and the larger boom times across Victoria. Of architectural significance is the large number of bungalow residences, all constructed within about ten years of each other, in similar but not identical styles. The consistency of the style and period make it a rare example in a type and period based streetscape in Warrnambool. These are mainly of a high quality, and represent the social and architectural style trends over a relatively short ten year period in the Interwar period between 1919 and 1939.

### **Contributory elements and places**

- Single storey bungalow form,
- Setbacks vary within a couple of metres,
- Modest suburban gardens,
- Low fences.

### ***Cockman Street***

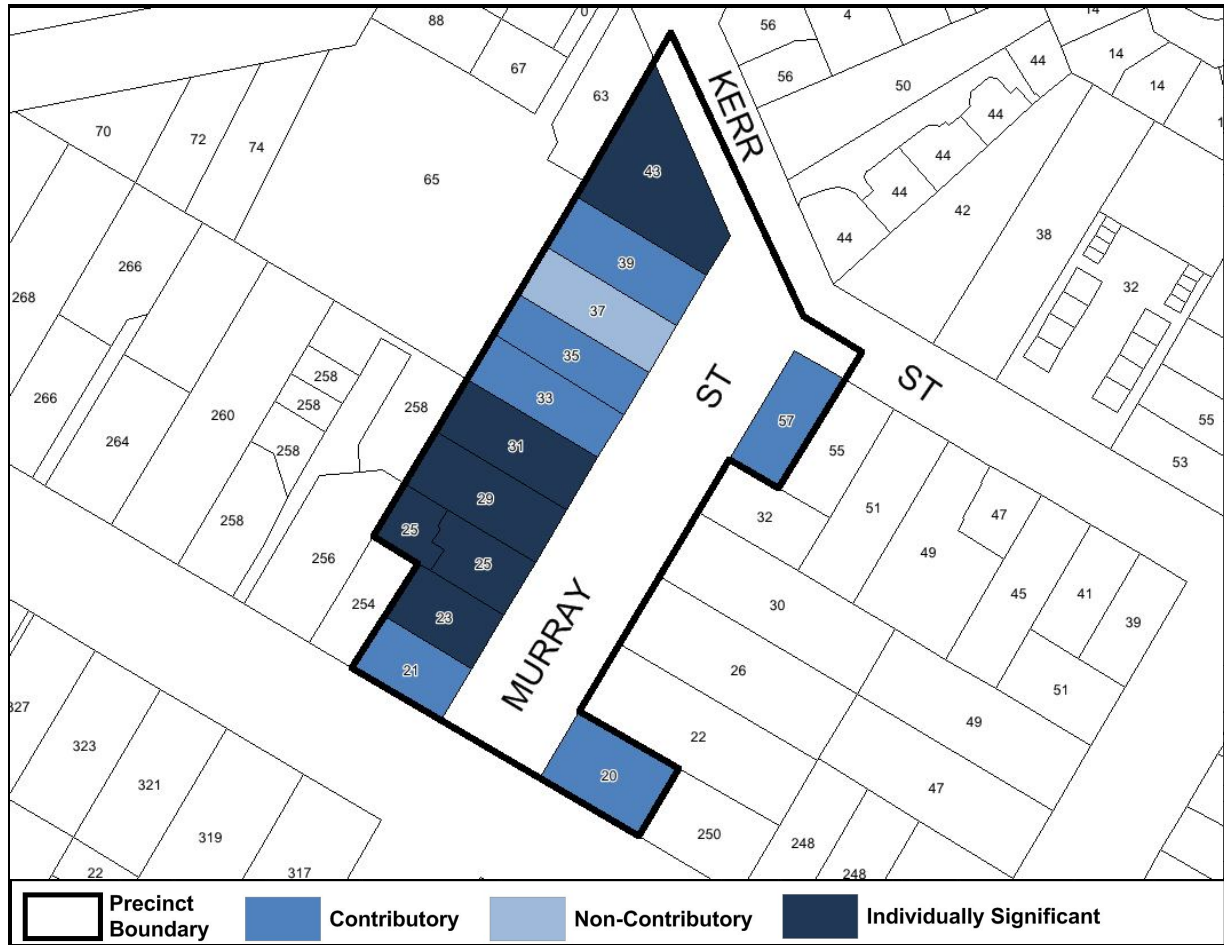
3 Cockman Street - dwelling  
5 Cockman Street - dwelling  
7 Cockman Street - dwelling  
9 Cockman Street - dwelling  
11 Cockman Street - dwelling  
13 Cockman Street - dwelling  
15 Cockman Street - dwelling  
17 Cockman Street - dwelling  
19 Cockman Street - dwelling  
21 Cockman Street - dwelling  
23 Cockman Street - dwelling  
25 Cockman Street - dwelling  
31 Cockman Street - dwelling

### ***Bromfield Street***

2 Bromfield Street - dwelling



## 2.7 PRECINCT 7 - MURRAY STREET (HO307) STATEMENT OF SIGNIFICANCE



## What is significant?

The Murray Street Precinct is located between Lava and Kerr Street (including a small portion of Kerr Street) some 1km west of central Warrnambool. It is solely residential and almost uniformly single-storey, although the houses on the hill towards Lava Street are set high up the natural slope. Murray Street is part of a later subdivision that took place after 1870, when land west of Ryot Street was surveyed for housing lots. South of Koroit Street, the land remained undeveloped until land sales in 1890, but north of Koroit Street, a large number of allotments went to auction in the early 1870s, and several new streets were laid out, namely Murray Street, Kerr Street and Hider Street.

The new streets all followed the grid pattern set by the original township plan except for Hider Street, which was set on an angle to allow for a through road bearing north from the hospital corner. The housing stock is mainly timber, being both cottages and houses dating from about the 1870s through to the Interwar period. The bulk of the dwellings however are small-scale, hipped-roof Victorian-style cottages built without pretension. Some are so simple that they lack any form of ornamentation - even the practicality of a verandah (for example, Number 25 Murray Street). There are some stone buildings, such as the cottage at 43 Murray Street, a traditional symmetrical stone cottage and the stone villa at 20 Murray Street, dating from about 1880. Overall the precinct has a high degree of integrity and is in good condition.



### **How is it significant?**

The Murray Street Precinct is of historical and architectural significance to the City of Warrnambool.

### **Why is it significant?**

The Murray Street Precinct is of historical significance as an area of modest secondary development from the early 1870s, and demonstrates a property and population boom in the growing township of Warrnambool. It is of further historical interest for the large number of small scale cottages and lower-middle class housing which survive and which still represent that period very well. It is of architectural significance for its intact range of late Victorian cottages and houses, built of timber and stone, with very little pretension or ornamentation. There are some Interwar houses which survive as important reminders of that period. The precinct has suffered less intrusive development than elsewhere and was part of the first fabric to be recognised for representing the heritage of Warrnambool.

### **Contributory elements and places**

- Single storey,
- Generally small scale hipped- roof Victorian cottages with stone cottages and bungalows,
- Fences appropriate to era,
- Little ornamentation.

### ***Murray Street***

21 Murray Street - dwelling

23 Murray Street - dwelling (HO130)

25 Murray Street - front dwelling (HO131)

29 Murray Street - dwelling (HO132)

31 Murray Street - dwelling (HO133)

33 Murray Street - dwelling

35 Murray Street - dwelling

39 Murray Street - dwelling

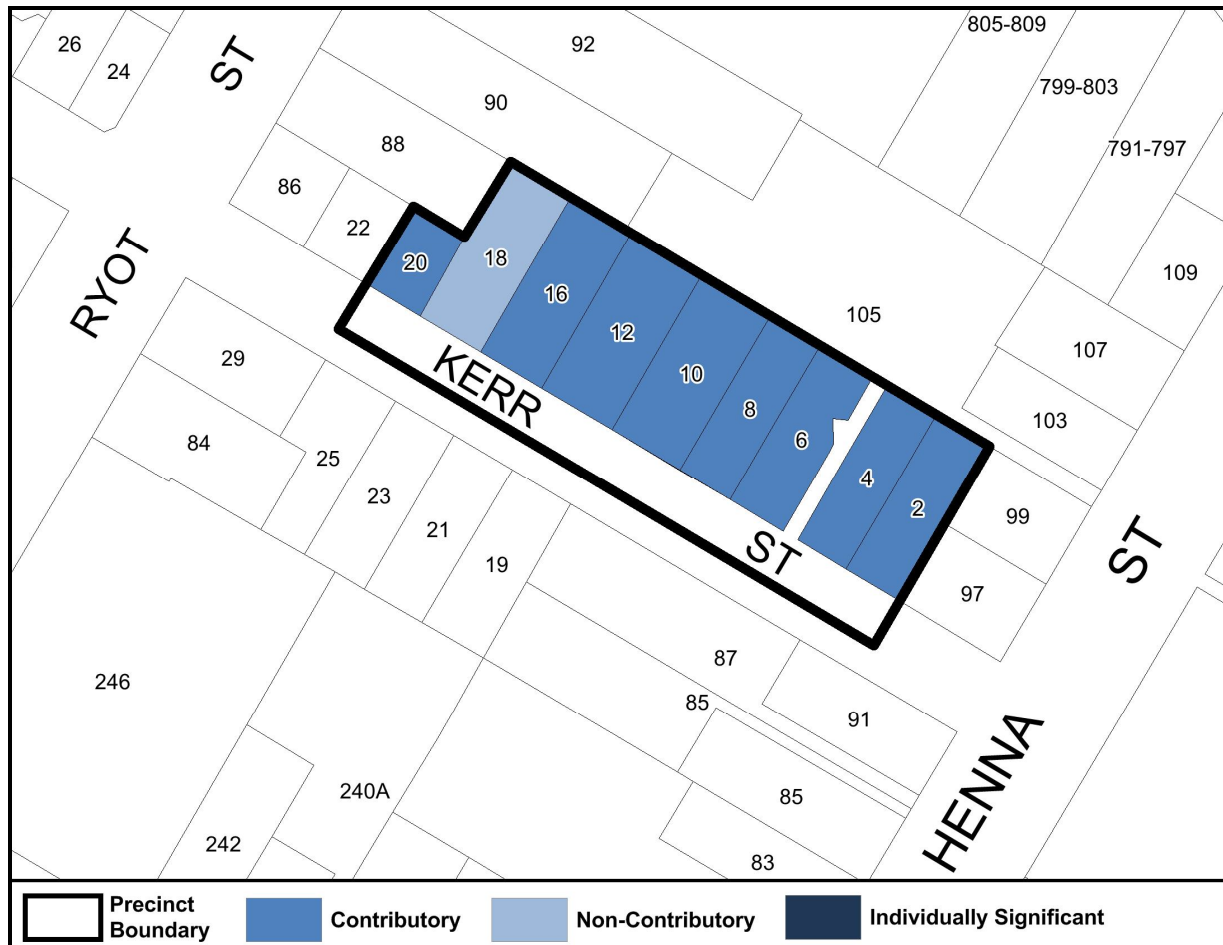
43 Murray Street - dwelling (HO134)

20 Murray Street - dwelling

### ***Kerr Street***

57 Kerr Street - dwelling

## 2.8 PRECINCT 8 - KERR STREET (HO308) STATEMENT OF SIGNIFICANCE



### What is significant?

The Kerr Street East Precinct is located on the north-east side of Kerr Street between Henna and Ryot Streets. The street was presumably named in honour of the Shire of Warrnambool's highly regarded and long-serving engineer, Andrew Kerr who died in 1887 by taking his own life. Kerr had surveyed much of the township and, as an architect, designed a number of important buildings in Warrnambool – one of the earliest being the first hospital building in 1860, which was situated a few blocks away from what would become Kerr Street.

Kerr Street appears to have been laid out in the late 1860s, when many of the allotments were sold. The street is lined with relatively humble dwellings and appears to have developed in the early 1870s more as a working-class, rather than as a middle-class area. The inferior social status of the area may be related to the nearby quarries, with one of the biggest quarries located on the south side of the street. The bulk of the housing stock, possibly occupied by quarrymen and their families, is of a modest single storey scale and lacks the ornamentation of other residential precincts.

The setbacks are close to the street boundary, have uniform facades, rooflines and small gardens. The houses generally date from the mid to late nineteenth century, with some twentieth century houses included. The street is narrow, with uniform concrete footpaths, curb and channeling and crossovers. There are no significant street trees. The Kerr Street Precinct has a very high degree of integrity and is in good condition.

**How is it significant?**

The Kerr Street East Precinct is of historical and architectural significance to the City of Warrnambool.

**Why is it significant?**

The Kerr Street East Precinct is of historical significance as one of the small streets laid out in Warrnambool's second post 1860s phase of development. It is of further historical significance as a very intact representative example of the types of street commonly inhabited by artisans and working class families from the 1860s through to the 1950s. Its architectural significance lies in the three finely constructed and well-designed cottages located at 6-8, 16 and 20 Kerr Street which are representative of the social aspirations of the better off working class, as well as for the subsequent development of cottages and houses from the 1880s, the early 1900s and the Interwar period. All are intact and in good condition demonstrate the changing architectural fashions and styles of a social group over time.

**Contributory elements and places**

- Modest single storey generally nineteenth century,
- Setbacks close to the street,
- Uniform facades and rooflines,
- Small gardens.

***Kerr Street***

2 Kerr Street - dwelling

4 Kerr Street - dwelling (Valhalla)

6 Kerr Street - dwelling

8 Kerr Street - dwelling

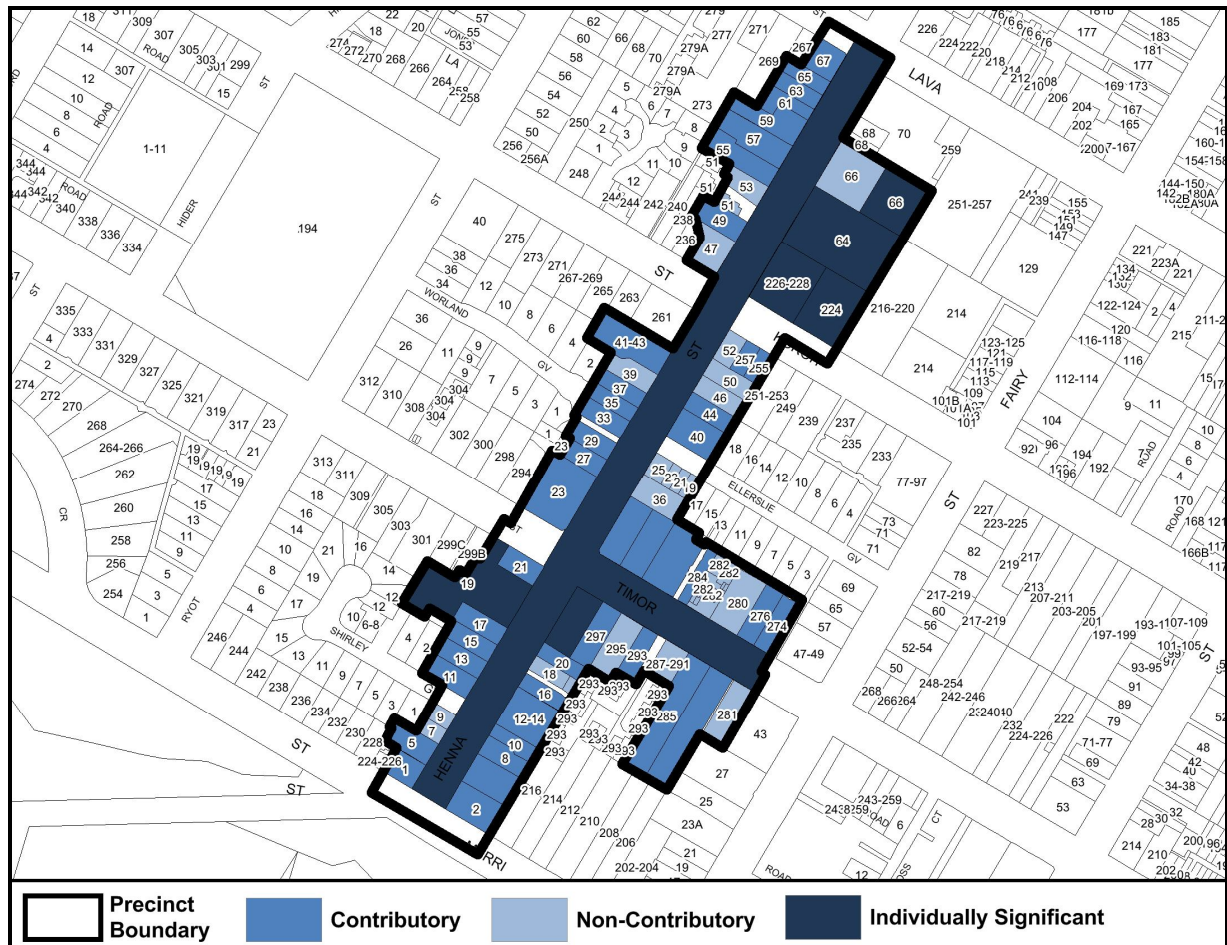
10 Kerr Street - dwelling

12 Kerr Street - dwelling

16 Kerr Street - dwelling

20 Kerr Street - dwelling

## 2.9 PRECINCT 9 - HENNA STREET SOUTH (HO309) STATEMENT OF SIGNIFICANCE



### What is significant?

The Henna Street South Precinct runs north-south between Merri and Lava Streets but does not include the intersections and includes areas of Timor Street included in the original 1847 Survey, from 274-290 (even) and 281-297 (odd) Timor street. It is located approximately 0.4km west of the centre of Warrnambool. Henna Street is relatively level but rises slightly towards the intersection of Koroit Street.

The housing stock varies throughout the precinct but not so much as in other nearby precincts. There are several large houses dating from the 1860s, there are fewer cottages and more good quality Interwar houses. In fact, some surviving cottages and smaller late nineteenth century houses such as 35 Henna Street and 57 Henna have been modified in the 1920s to look more like bungalows. Tay House at 41 Henna Street is very much compromised by alterations made to modernise it in the Interwar years. Airlie at 19 Henna Street, one of the earliest and probably the most important villa residence south-west of Raglan Parade is loosely in the Italianate style. It is much extended and now stands on a reduced allotment. It had a substantial garden, some of which survives.

The conservatory attached to the north side of the house has been demolished. Monovae at 23 Henna Street, although rooted in the Victorian picturesque aesthetic like Airlie, also shows interesting transitional forms and details, anticipating the Federation style.

Other nineteenth century houses, such as 55 Henna Street are more conventional. The Interwar houses include some excellent contrasting examples of popular styles, such as the smart Modern house at 1 Henna Street which is opposite the

stolid bungalow Moseley at 2 Henna Street. The intersection of Henna and Timor Streets is one of the most intact in the residential parts of Warrnambool. The Christ Church Anglican complex is the keystone of the precinct. Its consistent use of the Gothic Revival style throughout its long development, including a picturesque domestic version for the vicarage, demonstrates not just the strength of the fashionable Gothic Revival movement but deeper religious values which included nationalistic associations.

Henna Street is dominated by its street trees. There are two species which are to some extent inter-planted. There is an avenue of fifty-one *Araucaria heterophylla*, Norfolk Island Pines. On the west side of Henna Street between Merri and Timor Street there is a row of eight *Olea europaea* supsp. *Europaea*, common Olive trees. The Norfolk Island pines in Henna and Timor Streets are in good condition but there has been some damage to the apical meristem of those closest to the intersection of Henna and Koroit Street on the east side. Two of the Olive trees have had a substantial stem removed but are otherwise in good condition.

### **How is it significant?**

Henna Street South Precinct is of historical, aesthetic and architectural significance to the City of Warrnambool.

### **Why is it significant?**

The Henna Street South Precinct is of historical significance as an area of early subdivision, land sales and prosperity in Warrnambool. It remains one of the best residential areas in the City, a prestige which commenced and continues to be advanced by the proximity of the Christ Church Anglican complex. The Norfolk Island Pines, planted as street trees reflect the aspirations and foresight of the townspeople, to create a dramatic streetscape of strong architectural trees, which are now at maturity, and provide aesthetic significance to the precinct. Of architectural significance is the large number of early residences, late Victorian residences and Interwar buildings. These are mainly of a high quality, and represent the social and architectural style trends over a period of 140 years of development and which allow a comparison from one period to the next. The architectural significance of the precinct is very strongly reinforced by the simple but distinguished Gothic Revival style of Christ Church and the modest domestic architecture and garden of the vicarage.

### **Contributory elements and places**

- Avenue plantings of Norfolk Island Pines and Olive trees,
- Large houses from 1860's to interwar,
- Early subdivision in Warrnambool.

### **Henna Street**

1 Henna Street - dwelling  
5 Henna Street - dwelling  
11 Henna Street - dwelling (Coveyheuth)  
13 Henna Street - dwelling  
15 Henna Street - dwelling  
17 Henna Street - dwelling  
19 Henna Street - dwelling (HO47) (Airlie)  
21 Henna Street - dwelling  
23 Henna Street - dwelling (Monivae)  
27 Henna Street - dwelling  
29 Henna Street - dwelling  
33 Henna Street - dwelling  
35 Henna Street - dwelling  
37 Henna Street - dwelling  
41-43 Henna Street - dwelling (Tay House)  
49 Henna Street - dwelling  
55 Henna Street - dwelling  
57 Henna Street - dwelling  
59 Henna Street - dwelling

2 Henna Street - dwelling (Moseley)  
6 Henna Street - dwelling  
8 Henna Street - dwelling  
10 Henna Street - dwelling  
12-14 Henna Street - dwelling (Walsingham)  
16 Henna Street - dwelling  
20 Henna Street - dwelling  
40 Henna Street - dwelling (Cintra Lodge)  
44 Henna Street - dwelling  
64 Henna Street - Christ Church Complex (HO183)  
66 Henna Street - Christ Church Complex (HO183)

Row of *Araucaria heterophylla* (x51) and *Olea europaea* supsp. *Europaea* (x8) within Henna Street road reserve (HO226)

61 Henna Street - dwelling  
63 Henna Street - dwelling  
65 Henna Street - dwelling  
67 Henna Street - dwelling (Allandale)

***Koroit Street***

224 Koroit Street - Christ Church Complex (HO183)  
226-228 Koroit Street - Christ Church Complex (HO183)

255 Koroit Street - dwelling (Holland House)  
257 Koroit Street - dwelling

***Timor Street***

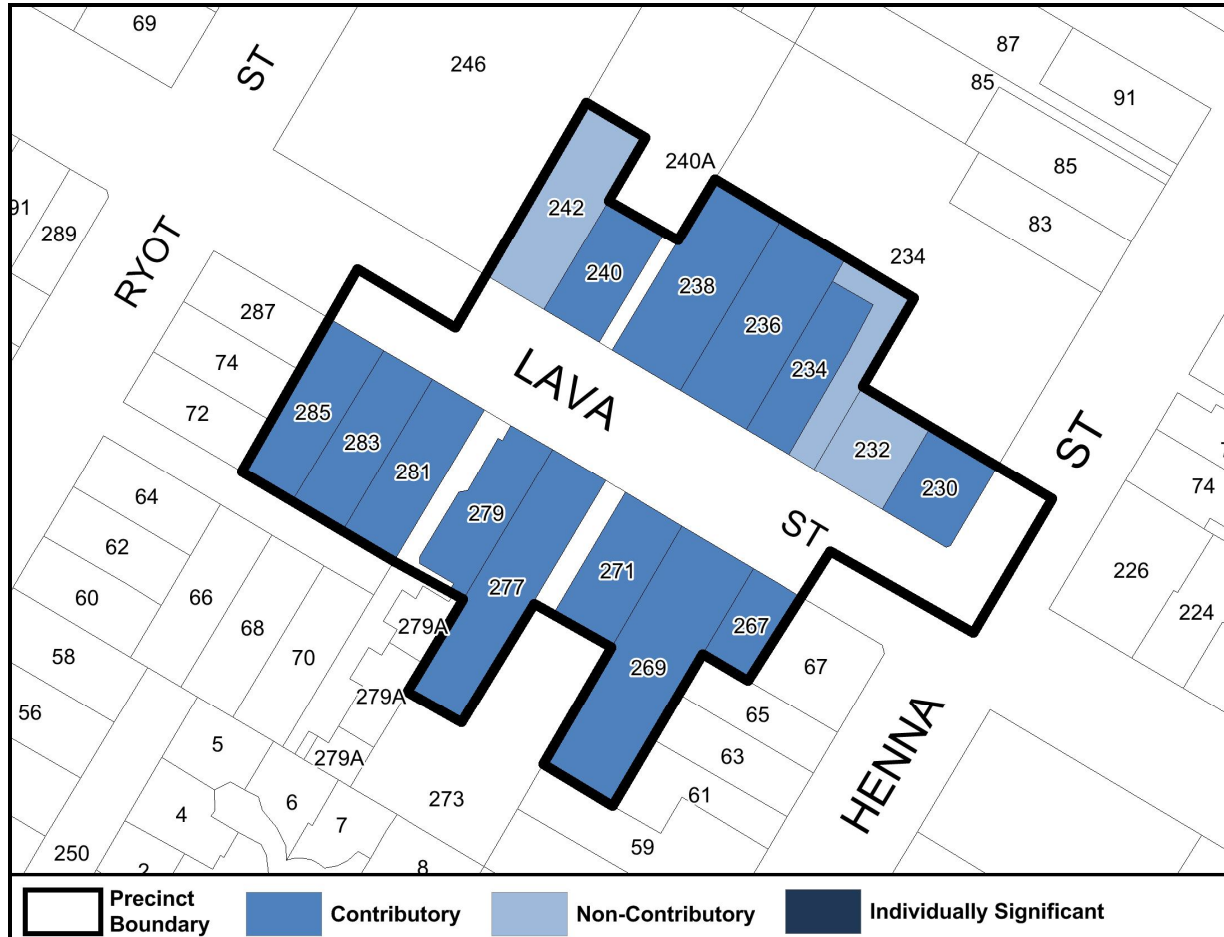
274 Timor Street - dwelling  
276 Timor Street - dwelling  
284 Timor Street - dwelling  
288 Timor Street - dwelling  
290 Timor Street - dwelling  
292 Timor Street - dwelling

283 Timor Street - dwelling  
285 Timor Street - dwelling  
293 Timor Street - dwelling  
297 Timor Street - dwelling  
299 Timor Street - dwelling (HO174) (Jenolan)

Row of *Araucaria heterophylla* within Timor Street road reserve (HO226)



## 2.10 PRECINCT 10 - LAVA STREET WEST (HO310) STATEMENT OF SIGNIFICANCE



### What is significant?

The Lava Street West Precinct has mixed housing stock, ranging from small early stone cottages through to late nineteenth century and early twentieth century residences, as well as containing a number of houses from the Interwar period, and a few mid twentieth century examples. Some of the earliest surviving cottages may date from as early as 1860, although most have been remodeled at a later stage, sometimes with Edwardian verandahs being added.

Importantly, almost all of the houses are single storey, detached dwellings with standard setbacks, front gardens and discrete car access and parking. Lava Street was originally the township of Warrnambool's northern most boundary, and may have contained many early cottages. The precinct is in good condition, and retains a relatively high degree of integrity.

### How is it significant?

The Lava Street West Precinct is of historical and architectural significance to the City of Warrnambool.

### Why is it significant?

The Lava Street West precinct is of historical significance as the northern most boundary of the original township of Warrnambool, and as a very early street in the overall residential development of Warrnambool. The Lava Street West hill was also important historically for the fine quality of its late Victorian and early twentieth century housing stock, reflecting the social affluence of the middle classes in Warrnambool at various periods over the past 150 years.



The precinct overall is of architectural significance as it displays a range of architectural styles and social trends from early Victorian through to Modern. The precinct overall is supported by those architect designed buildings which remain on large allotments throughout the precinct.

### **Contributory elements and places**

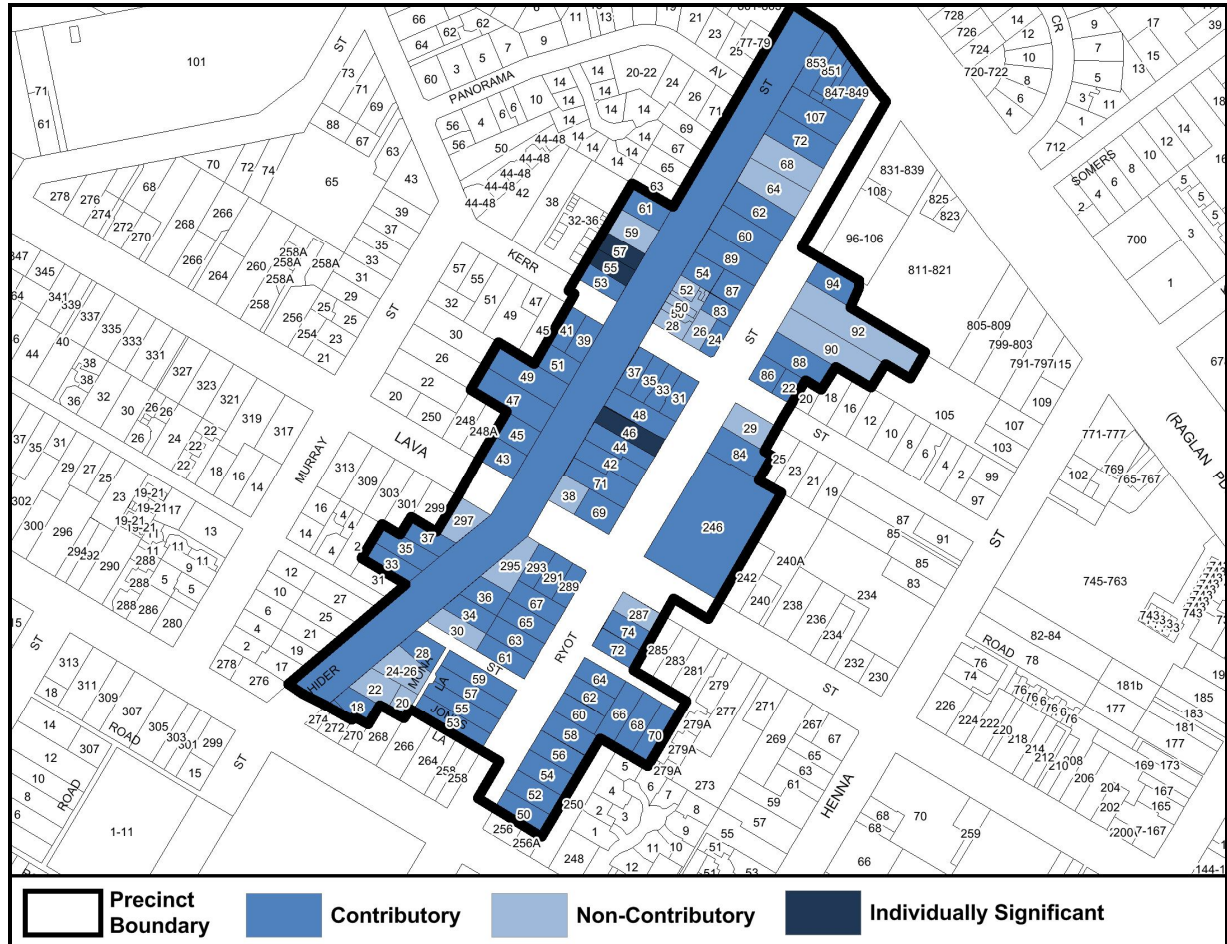
- Single storey detached dwellings,
- Standard setbacks and front gardens.

### ***Lava Street***

230 Lava Street - dwelling  
234 Lava Street - dwelling  
236 Lava Street - dwelling  
238 Lava Street - dwelling  
240 Lava Street - dwelling

267 Lava Street - dwelling  
269 Lava Street - dwelling  
271 Lava Street - dwelling  
277 Lava Street - dwelling  
279 Lava Street - dwelling  
281 Lava Street - dwelling  
283 Lava Street - dwelling  
285 Lava Street - dwelling

## 2.11 PRECINCT 11 - HIDER STREET AND RYOT STREET NORTH (HO311) STATEMENT OF SIGNIFICANCE



### What is significant?

The Hider Street and Ryot Street North precinct runs approximately north-south from Raglan Parade to Koroit Street, with Hider Street running at an angle to the south-west, south of Lava Street. It is located approximately 0.8km north-west of the centre of Warrnambool and includes one of the highest points in this part of Warrnambool which is marked by a pair of Phoenix canariensis (Canary Island Palms) planted as street trees.

The precinct also includes some buildings from Kerr Street, and a few from Ryot Street and Raglan Parade. Eleven mature Norfolk Island Pines (*Araucaria heterophylla*) dominate the southern end of Hider Street with a twelfth Pine located at the south-east corner of the intersection of Hider and Koroit Streets. Otherwise Hider Street is open with wide grass verges, a few small isolated street trees and a relatively narrow bitumen road pavement. The footpaths, curbs and channels are uniformly concrete.

The precinct comprises a very wide range of housing stock and includes some abandoned quarry sites. One house has been built within a former quarry. The housing stock is mixed, ranging from small early stone and timber cottages through to late-nineteenth century houses, and some Interwar houses. Most of the housing appears to date from after the 1870s. Some early cottages have been remodelled in Edwardian times, changes which are significant in their own right.

Humeburn is the oldest and largest property in the precinct. A substantial stone house in an extensive garden including a grass tennis court, it was built in 1860 as the Presbyterian manse but was superseded in that role in the mid-1870s. For nearly one hundred years it has been the home of the important Tait family, founded by the Rev. George Tait, Presbyterian Minister at St John's Warrnambool from 1879 to 1888.

In contrast, there are three very small timber cottages in Little Ryot Street which must date from soon after 1870. The house at 60 Ryot Street is typical of the mid-1870s while the house at 71 Ryot Street is a particularly fine example of a later Italianate villa. There are many modest Edwardian houses and several Interwar bungalows. The pair of *Phoenix canariensis*, Canary Island Palms outside 69 and 71 Ryot Street is an important landmark. Generally the housing stock retains a good degree of integrity and is in good to excellent condition.

Importantly, most of the houses are still single storey with very few extended by a second storey. Apart from the one pair at 55-57 Hider Street, all houses are single dwellings with standard setbacks, front gardens and discrete car access and parking. Almost all fences are appropriate for their style and scale, with some being original. Several stone walls are important contributing elements, such as that at 46 Hider Street. There is a very deep quarry on the east side between Kerr Street and Raglan Parade which coincides with the highest point in the streetscape. The quarry and its stone wall is an important contributing element to the precinct. The precinct is in relatively good condition with a high degree of integrity.

### **How is it significant?**

The Hider and Ryot Street North precinct is of historical, architectural and social significance to the City of Warrnambool

### **Why is it significant?**

The Hider and Ryot Street North precinct is of historical significance as part of the westwards spread of residential development and its subsequent consolidation up to the Second World War. It demonstrates subsequent subdivision and prosperity in Warrnambool in the 1870s. The street names of Hider, Kerr, Osbourne all reflect important early members of the community who had contributed to the success of Warrnambool in the earliest years.

It is of architectural significance for its very wide range of housing stock, including several notable examples from each period represented in its development. The large number of early stone and timber cottages, late Victorian residences and Interwar buildings are of architectural significance for the range they represent, certain groups of matching cottages and for some particular idiosyncratic examples. These are of a high quality, and represent the social and architectural stylistic trends over a period of 140 years of development.

It is of social significance for demonstrating the close mix of different classes. The presence of the former Presbyterian Manse now called Humeburn is of particular historical, architectural and social significance.

### **Contributory elements and places**

- South end precinct has Norfolk Island Pines as street trees,
- Some Canary Island Palm street trees,
- Mixed housing stock,
- Some cottages remodelling in Edwardian style,
- Generally single storey,
- Standard setbacks,
- Front gardens,
- Discrete car parking and access,
- Fences appropriate for style and scale,
- Quarry and stone walling,
- High point of Warrnambool.

**Hider Street**

18 Hider Street - dwelling  
28 Hider Street - dwelling  
34 Hider Street - dwelling  
36 Hider Street - dwelling  
42 Hider Street - dwelling  
44 Hider Street - dwelling (Hilton)  
46 Hider Street - dwelling (HO48)  
48 Hider Street - dwelling (Spreydon)  
54 Hider Street - dwelling (Alanbert)  
60 Hider Street - dwelling  
62 Hider Street - dwelling  
72 Hider Street - dwelling  
Stone wall between 38 and 42 Hider Street  
Quarry between 62 and 52 Hider Street

33 Hider Street - dwelling  
35 Hider Street - dwelling  
37 Hider Street - dwelling  
43 Hider Street - dwelling  
45 Hider Street - dwelling  
47 Hider Street - dwelling  
49 Hider Street - dwelling  
51 Hider Street - dwelling  
53 Hider Street - dwelling  
55-57 Hider Street - duplex stone cottages (HO49)  
61 Hider Street - dwelling

**Kerr Street**

22 Kerr Street - dwelling  
24 Kerr Street - dwelling

31 Kerr Street - dwelling  
33 Kerr Street - dwelling  
35 Kerr Street - dwelling  
37 Kerr Street - dwelling  
39 Kerr Street - dwelling  
41 Kerr Street - dwelling

**Lava Street**

246 Lava Street - dwelling (Humeburn)

289 Lava Street - dwelling  
291 Lava Street - dwelling  
293 Lava Street - dwelling

**Raglan Parade**

847-849 Raglan Parade - dwelling  
851 Raglan Parade - dwelling  
853 Raglan Parade - dwelling

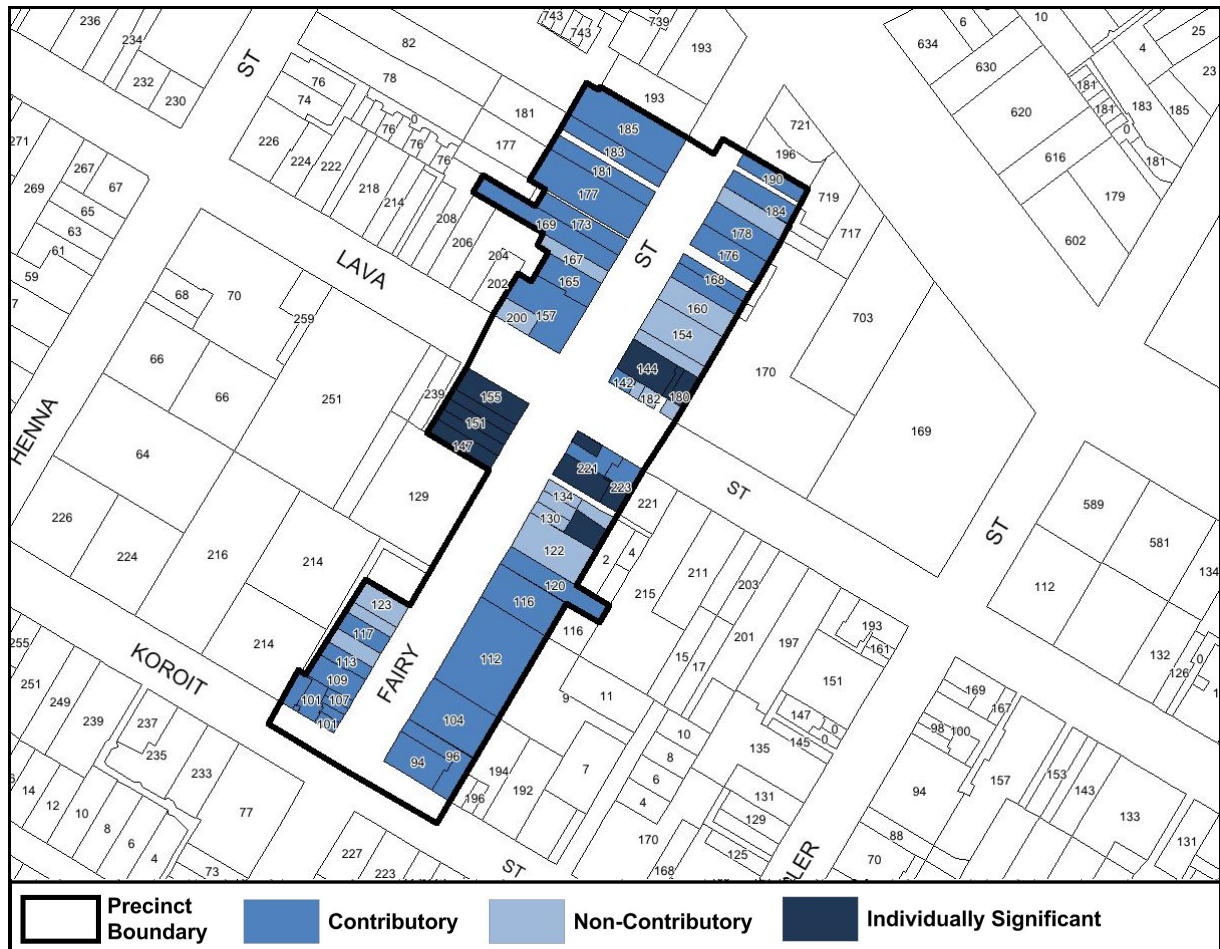
**Ryot Street**

50 Ryot Street - dwelling  
52 Ryot Street - dwelling  
54 Ryot Street - dwelling  
56 Ryot Street - dwelling  
58 Ryot Street - dwelling  
60 Ryot Street - dwelling  
62 Ryot Street - dwelling  
64 Ryot Street - dwelling  
66 Ryot Street - dwelling (accessed via laneway)  
68 Ryot Street - dwelling (accessed via laneway)  
70 Ryot Street - dwelling (accessed via laneway)  
72 Ryot Street - dwelling  
74 Ryot Street - dwelling  
84 Ryot Street - dwelling  
86 Ryot Street - dwelling  
88 Ryot Street - dwelling  
94 Ryot Street - dwelling

53 Ryot Street - dwelling  
55 Ryot Street - dwelling  
57 Ryot Street - dwelling  
59 Ryot Street - dwelling  
61 Ryot Street - dwelling  
63 Ryot Street - dwelling  
65 Ryot Street - dwelling  
67 Ryot Street - dwelling  
69 Ryot Street - dwelling  
71 Ryot Street - dwelling (Maescelyn)  
83 Ryot Street - dwelling  
87 Ryot Street - dwelling  
89 Ryot Street - dwelling  
107 Ryot Street - dwelling

## 2.12 PRECINCT 12 - FAIRY STREET (HO312)

### STATEMENT OF SIGNIFICANCE



## What is significant?

The Fairy Street Precinct is at the centre of Warrnambool's town plan grid and on the west side of the commercial centre. It includes one half Fairy Street, one of the original streets laid out in the 1847 township survey of Warrnambool. However, it was little developed even by 1870 and most of the earliest buildings have been demolished. An early survivor is the commercial premises at 181 Fairy Street. For a while in the late nineteenth century, Fairy Street was the retail focus of Warrnambool.

The precinct now contains a wide mixture of building types, forms and dates of construction representing most of the periods of development in Warrnambool after 1860 and particularly around 1900. The shops range from simple shopfronts through to very elaborate 'Boom' style façades, perhaps the best surviving being the K M Lynch Wine and Spirit Merchants at 116-118 Fairy Street and the former H H Smith bakery at 136-140 Fairy Street. The Caledonian Hotel possibly dates from 1888.

Some shops were remodelled in the Interwar period and some residential buildings appear. Further changes occurred after World War 2, in the form of shop 'modernisations' and certain new commercial buildings. Much street infrastructure remains, mostly as bluestone curbs and channels and a cast iron hitching post. Some original timber and cast iron verandahs also survive and some have been reconstructed. Generally the precinct retains a good degree of integrity and is in good to excellent condition.



## How is it significant?

The Fairy Street Precinct is of historical and architectural significance to the City of Warrnambool.

## Why is it significant?

The Fairy Street Precinct is of historical significance as one of the earliest laid out streets within the original survey of Warrnambool. As an extension of Jamieson Street which provided a direct route to the new railway station, it especially represented the retail core around 1900.

It is of architectural significance for its very wide range of building types, including several notable examples from periods after 1860 represented in the precinct's development, such as the simple 181 Fairy Street, the Caledonian Hotel, and a rich variety of late nineteenth century shops including the former H H Smith Bakery and K M Lynch Wine and Spirit Merchants. Later significant buildings are the former Lawrence and Hansom Electrical Store and the smaller L J Kermond's Electrical Store.

## Contributory elements and places

- Wide mixture of building types, forms and dates of construction generally 1860-1900,
- Some interwar and post WWII remodeling,
- Street infrastructure including bluestone curb and channelling and cast iron hitching posts,
- Some original and reconstructed verandahs.

### **Fairy Street**

90 Fairy Street - former chemist  
96 Fairy Street - shop  
104 Fairy Street - row of shops  
112-114 Fairy Street - Caledonian Hotel  
116-118 Fairy Street - K M Lynch's Wine Merchant  
120 Fairy Street - shop  
130 and 132 Fairy Street (rear) (HO35)  
140 Fairy Street - shop (HO36 and HO37)  
142 Fairy Street - shop  
144-150 Fairy Street - shop and residences (HO38)  
166 Fairy Street - shop  
168 Fairy Street - shop  
176 Fairy Street - shop  
178-180 Fairy Street - shop  
184 Fairy Street - shop  
190 Fairy Street - shop

Bluestone guttering within Fairy Street road reserve.

101, 101a, 101b Fairy Street - shops  
103 Fairy Street - shop  
105 Fairy Street - shop  
107 Fairy Street - shop  
109 Fairy Street - shop  
111-113 Fairy Street - former O'Grady's Bakery  
117-119 Fairy Street - shop  
147-165 Fairy Street - shop (HO39)  
149 Fairy Street - shop (HO39)  
151 Fairy Street - shop and residence (HO39)  
153 Fairy Street - shop (HO39)  
165 Fairy Street - shops and residence (HO39)  
157-167 Fairy Street - shop  
165 Fairy Street - shop  
169 Fairy Street - shop  
173 Fairy Street - shop  
177 Fairy Street - shop  
181 Fairy Street - shop and residence  
183 Fairy Street - shop  
185 Fairy Street - former Lawrence and Hanson Store

### **Lava Street**

223A Lava Street - former H H Smith's Bakery

## 2.13 PRECINCT 13 - BANYAN STREET SOUTH (HO313) STATEMENT OF SIGNIFICANCE



### What is significant?

The Banyan Street South Precinct runs north south between the intersection of Merri Street opposite the cutting to Lake Pertobe to just over the Banyan Street/Lava Street intersection. Banyan Street is one of the original streets laid out in the 1847 township survey of Warrnambool, and had some of the earliest buildings, dating from 1847.

Most of the early buildings have been demolished to make way for twentieth century buildings. The precinct is largely residential and almost uniformly single-storey. The southern end of the precinct contains mainly residential buildings, and housing stock is mixed, ranging from stone cottages and houses mostly at the southern end which date from the earliest land sales, early twentieth century houses in the middle section, through to conventional Interwar bungalows, of both brick and weatherboard.

One of the most important Bickington, 31 Banyan Street dates from the early 1910s, which is built from 'hand-made' concrete blocks and which has an extensive and still complete suite of intact outbuildings including an enclosed verandah used as a conservatory, a stable later extended as a garage, sleep-outs and more mundane structures. The northern end of the precinct tends to be less residential in character and several houses have been converted to offices. Generally the precinct retains a good degree of integrity and is in good to excellent condition.



## How is it significant?

The Banyan Street South Precinct is of historical and architectural significance to the City of Warrnambool.

## Why is it significant?

The Banyan Street South Precinct is of historical significance as one of the earliest laid out streets within the original survey of Warrnambool. It is of further historical interest as the allotments were some of the first in the town to be sold, and consequently had some of Warrnambool's earliest buildings. It is of architectural significance for its very wide range of housing stock, including several notable examples from each period represented in its development. The buildings tend to cluster with an important long and almost uninterrupted row of bungalows between Timor and Koroit Street. This includes Bickington, a rare early concrete block house with a complete suite of outbuildings in the service yard.

## Contributory elements and places

- Largely residential,
- Single storey,
- Mixed housing stock,
- Long and uninterrupted row of bungalows between Timor and Koroit streets.

### **Banyan Street**

5 Banyan Street - dwelling	10 Banyan Street - dwelling
7 Banyan Street - dwelling	12 Banyan Street - dwelling
9 Banyan Street - dwelling	14 Banyan Street - dwelling
11 Banyan Street - dwelling	20 Banyan Street - dwelling, sandstone walls and former Rowleys brewery building (HO184)
13-15 Banyan Street - dwelling	22 Banyan Street - dwelling
17 Banyan Street - dwelling	28 Banyan Street - dwelling
19 Banyan Street - dwelling	30 Banyan Street - dwelling
23 Banyan Street - dwelling	32 Banyan Street - dwelling
29 Banyan Street - dwelling	34 Banyan Street - dwelling
31 Banyan Street - dwelling (Bickington)	36 Banyan Street - dwelling
35 Banyan Street - dwelling (Ambrose Cottage)	38 Banyan Street - dwelling
37 Banyan Street - dwelling	40 Banyan Street - dwelling
39 Banyan Street - dwelling	42 Banyan Street - dwelling
41 Banyan Street - dwelling (Akora)	44 Banyan Street - dwelling (Torestin)
43 Banyan Street - dwelling (Gaithness)	46 Banyan Street - dwelling
45 Banyan Street - dwelling	48 Banyan Street - dwelling
47 Banyan Street - dwelling	52 Banyan Street - dwelling (Girt by Sea)
53 Banyan Street - dwelling	
55 Banyan Street - dwelling	
59 Banyan Street - dwelling	
61 Banyan Street - dwelling (Kerang)	
63 Banyan Street - dwelling	
65 Banyan Street - dwelling	
67 Banyan Street - dwelling	
69 Banyan Street - dwelling (Cambria)	
71 Banyan Street - dwelling	

### **Merri Street**

120-122 Merri Street - dwelling

### **Timor Street**

125 Timor Street - dwelling  
127 Timor Street - dwelling

Row of *Araucaria heterophylla* within Timor Street road reserve (HO226)

***Koroit Street***

94 Koroit Street - dwelling

96 Koroit Street - dwelling

***Lava Street***

85 Lava Street - dwelling

89 Lava Street - dwelling

## 2.14 PRECINCT 14 - KOROIT STREET WEST (HO314) STATEMENT OF SIGNIFICANCE



### What is significant?

The Koroit Street West Precinct comprises the western end of Koroit Street, from Henna to Hyland Streets. Koroit Street runs approximately east west, and is planted out with a significant avenue of *Araucaria heterophylla* (Norfolk Island Pine). Generally, the precinct has concrete footpaths, curb and channels and although there is a mixture of paved and unsealed crossovers.

The housing stock throughout the precinct is mixed, ranging from small early stone and timber cottages through to late nineteenth century houses, and a range of interwar houses. Some post World War Two developments also contribute to the precinct. The most important post WW2 buildings are those of the Trinity Lutheran Church complex, dating from 1952. Many residences have been converted for other uses, such as offices and surgeries. This use is appropriate, and for the most part, the change of use has not been detrimental to the significance of the precinct. Some early cottages have been remodelled in the Edwardian period, as well as later. Importantly, most of the houses are still single storey with very few extended by a second story. Few fences remain in their original state, although the majority are appropriate. Generally, Koroit Street has a very high degree of integrity, and is in excellent condition overall.

### How is it significant?

The Koroit Street West Precinct is of historical, aesthetic and architectural significance to the City of Warrnambool.

### **Why is it significant?**

The Koroit Street West Precinct is of historical significance as it demonstrates changes in the size, built fabric and aspirations of the City of Warrnambool over a significant period of time. Only the western end of Koroit Street was a part of the earliest laid out plan of Warrnambool, and the extension of Koroit Street in the 1870s is of historical interest as it reflects the demand for large allotments on higher land by the middle classes, which caused the expansion to the north of the town also.

It is of further interest historically for the broad mix of different styles and types of buildings which have been constructed over the past 160 years, from the very grand large residential estates through to quite humble vernacular cottages. The precinct is of aesthetic significance for Koroit Street's fine avenue of Norfolk Island Pines, and their contribution to the strong sense of place. The precinct is of architectural significance for the high proportion of fine, architect designed buildings, most of which are substantially intact. The most interesting building architecturally is the Trinity Lutheran Church for its naïve and late Gothic Revival style.

### **Contributory elements and places**

- Significant street planting of Norfolk Island Pines,
- Mixed housing stock,
- Some Edwardian era remodelling of early cottages,
- Predominantly single storey,
- Standard setback.

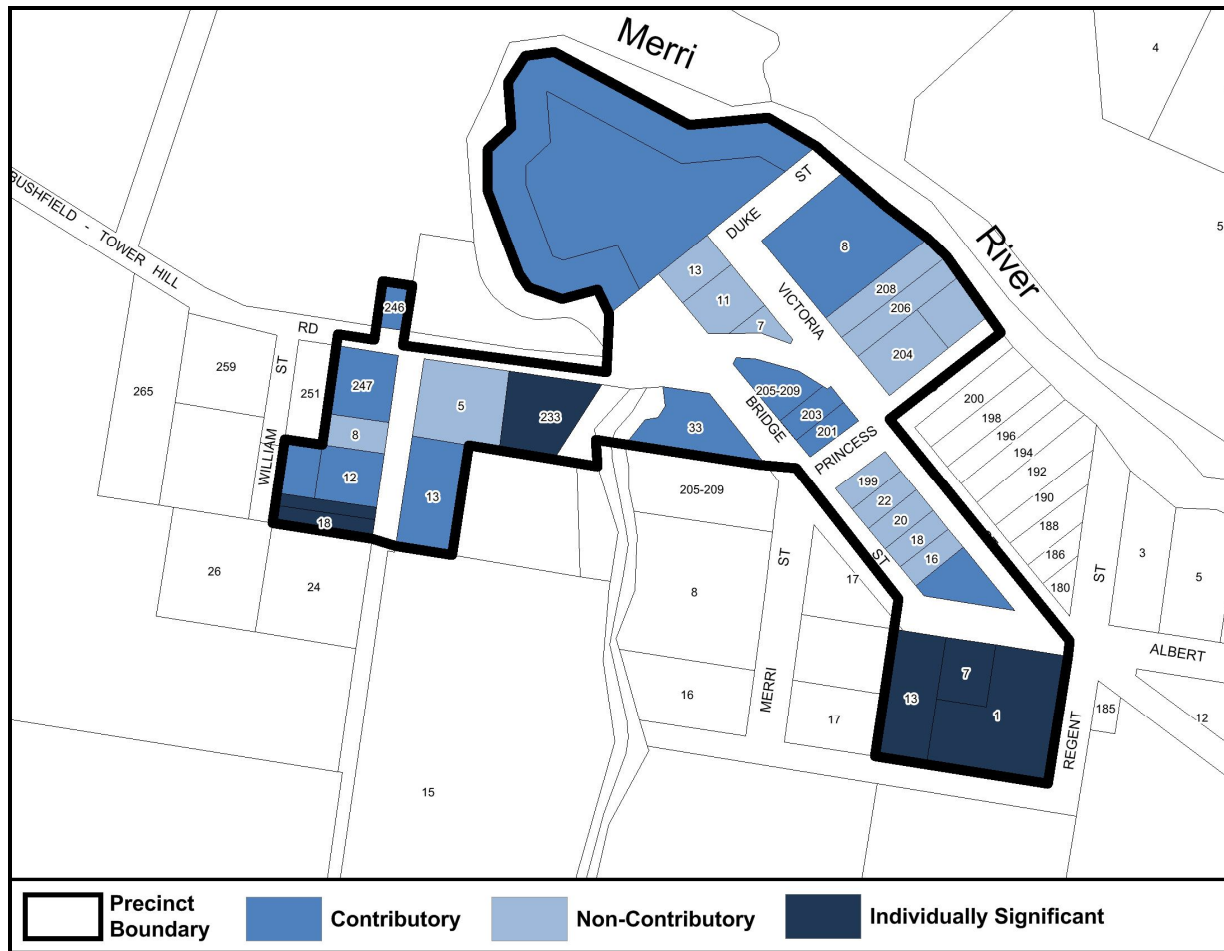
### **Koroit Street**

236 Koroit Street - dwelling  
 238 Koroit Street - pair of cottages  
 240 Koroit Street - dwelling (Highton)  
 242 Koroit Street - dwelling (Karinya)  
 248 Koroit Street - dwelling  
 250 Koroit Street - dwelling (Erindale House)  
 256 Koroit Street - dwelling  
 258 Koroit Street - pair of dwellings  
 264 Koroit Street - dwelling  
 266 Koroit Street - dwelling  
 272 Koroit Street - dwelling  
 276 Koroit Street - dwelling  
 280 Koroit Street - dwelling  
 290 Koroit Street - dwelling  
 292 Koroit Street - dwelling  
 294 Koroit Street - dwelling  
 296 Koroit Street - dwelling (Beauville)  
 298 Koroit Street - dwelling  
 300 Koroit Street - dwelling  
 302 Koroit Street - dwelling  
 304 Koroit Street - dwelling  
 306 Koroit Street - dwelling  
 308 Koroit Street - dwelling  
 310 Koroit Street - dwelling  
 312 Koroit Street - dwelling

261 Koroit Street - Luthern Church and Manse  
 263 Koroit Street - dwelling  
 265 Koroit Street - dwelling  
 267-269 Koroit Street - dwelling  
 271 Koroit Street - dwelling  
 275 Koroit Street - dwelling  
 299 Koroit Street - dwelling (Ruth Hellier House)  
 301 Koroit Street - dwelling  
 303 Koroit Street - dwelling  
 305 Koroit Street - dwelling  
 307 Koroit Street - dwelling  
 309 Koroit Street - dwelling  
 311 Koroit Street - dwelling  
 313 Koroit Street - dwelling  
 315 Koroit Street - dwelling  
 317 Koroit Street - dwelling  
 319 Koroit Street - dwelling  
 321 Koroit Street - dwelling  
 323 Koroit Street - dwelling  
 325 Koroit Street - dwelling  
 327 Koroit Street - dwelling  
 329 Koroit Street - dwelling

Row of *Araucaria heterophylla* within Timor Street road reserve, cast iron hitching posts and bluestone gutters (HO226)

## 2.15 PRECINCT 15 - WOODFORD VILLAGE (HO315) STATEMENT OF SIGNIFICANCE



### What is significant?

The Woodford Village Precinct is located around the Merri River crossing in the township of Woodford, approximately seven kilometres north-west of Warrnambool. The eastern portion of the precinct is semi-rural in its character, with substantial amounts of land between buildings, while the southern part of the precinct is more urban in its subdivision pattern. This reflects the history of the township, which started as a small settlement at the crossing point on the Merri River in the late 1840s, and which served the surrounding rich agricultural land in the area. Picturesquely sited, in 1849 it was described as 'a neat country village'. It was formally surveyed by 1855 and various Crown allotments were allocated to public purposes, including those for a National School (built in the 1850s); a police station (built by 1857); and a mechanics institute.

Land was also set aside in Mill Street for a Presbyterian church in 1856. Other churches followed, including a Welsh Church and St Mary's Catholic Church and school, which were operating by 1857. A collection of small cottages and shops had been built by the 1860s. While the township was laid out in a typical grid format, much of the town's buildings, principally small cottages and stores, followed the main road, Bridge Street, in a linear development. This line of building extended from the police residence at the western approach and river crossing and through the township towards the new town of Bushfield in the east. This was a busy thoroughfare in the mid nineteenth century as it was the main road that connected Port Fairy with the main road to Geelong and Melbourne to the north. Later, however, travelers began to favour a better road through Warrnambool. By the 1890s, Woodford had fallen into decline.

The precinct has a mix of different elements, although most of the built fabric is residential. The exceptions are the Woodford Primary School, which dates from the nineteenth century remains on the corner of Duke and Victoria Street; the former Catholic Church on the corner of River Road and Bridge Road; the former Police Residence and Station at 233 Bridge Road, the former concrete block bakery on Bridge Road and the Presbyterian Church and Sunday School at 14-18 Mill Street.

A large recreation reserve, Jubilee Park with exotic plantings and facilities is located on the north east of the crossing of the Merri River. Although once a popular it is now in poor condition. Other than the two churches and the school, all the buildings within the precinct are small and single storey. The houses in the precinct are predominately late Victorian and Edwardian timber dwellings. Most dwellings have standard semi-rural setbacks of 12 metres or more from the street frontage, although some of the former civic buildings, such as the Police Station and Residence appear to be located close on the property boundary.

The Woodford Precinct has two avenues of honour, but no other street tree plantings. A row of seven *Ulmus procera* (English Elms) *Quercus robur* (English Oak), now severely compromised, was planted in Bridge Road as a memorial to those who served and fell in World War One (WWI). Another avenue of *Araucaria heterophylla* (Norfolk Island Pines), a WWII memorial, is located in River Road. A number of archaeological sites are also located within the precinct. These are primarily associated with the various historic river crossings, which were located on either side of the current road bridge. Archaeological sites include the areas at the rear of the former Police Residence and Station, the site of the former Mechanic's Institute and the former O'Grady's Inn. Overall, the precinct has a very high degree of integrity, and is in good condition.

### How is it significant?

The Woodford Village Precinct is of historical significance to the City of Warrnambool.

### Why is it significant?

The Woodford Village Precinct is of historical significance as one of the earliest established townships in the area, the river crossing even pre-dates Warrnambool. It is of further historical significance for its strong association with the agricultural industry around Warrnambool, particularly in the nineteenth and early twentieth century. Its built fabric reflects the rise and fall of a small township, dependent upon the small scale agriculture popular in the area for over 120 years.

### Contributory elements and places

- Eastern section has a semi-rural character,
- Southern section has an urban subdivision pattern,
- Buildings follow alignment of Bridge Street,
- Setbacks generally 12 metres or more,
- Two avenues of honour - WWI English Elms and Oaks; WWII Norfolk Island Pines,
- Archaeological sites,
- Settlement predates Warrnambool.

### Bridge Road

201 Bridge Road - dwelling

203 Bridge Road - former bakery

205-209 Bridge Road - dwelling

246 Bridge Road - dwelling

233 Bridge Road - former Woodford Police Residence (HO208)

247 Bridge Road - dwelling

Site of former Mechanics Institute - Bridge Road

Road Bridge over Merri River - Bridge Road

World War One Avenue of Honour (*Quercus robur* and *Ulmus procera* row of 7) within Bridge Road road reserve

**Mill Street**

13 Mill Street - dwelling

12 Mill Street - Presbyterian Manse

18 Mill Street - Presbyterian Church and Sunday School Hall (HO209)

**River Road**

1 River Road - former Catholic Church complex (HO207)

7 River Road - former Catholic Church complex (HO207)

13 River Road - former Catholic Church complex (HO207)

33 River Road - former Woodford Post Office

World War Two Avenue of Honour (*Araucaria heterophylla*) within River Road road reserve

O'Grady's Inn (former) - River Road

**Victoria Street**

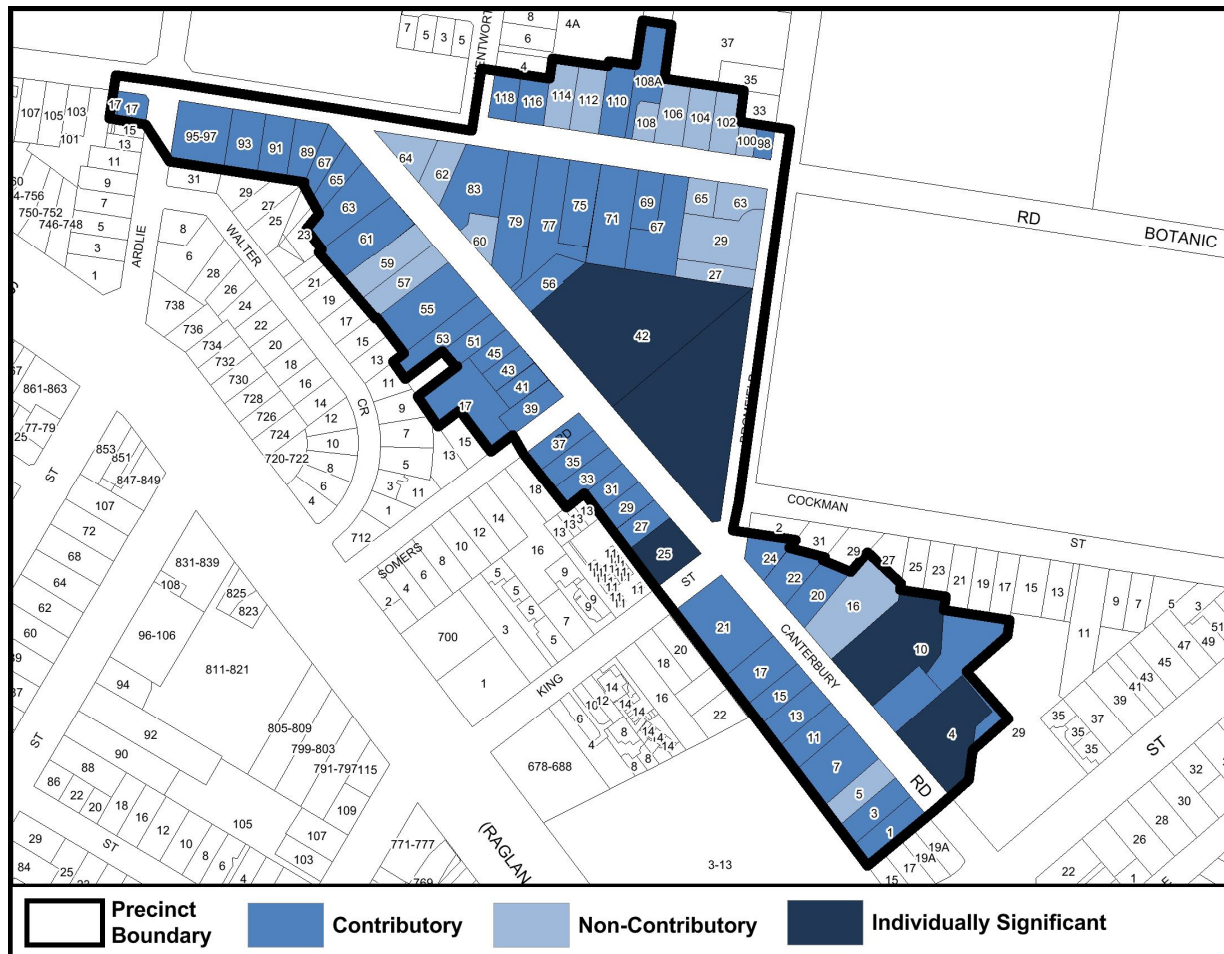
8 Victoria Street - Woodford Primary School No. 648

(including Soldier's Memorial)

Woodford recreation reserve (Jubilee Park)



## 2.16 PRECINCT 16 - CANTERBURY AND BOTANIC ROADS (HO316) STATEMENT OF SIGNIFICANCE



### What is significant?

The Canterbury and Botanic Roads Precinct is largely residential and for the most part single-storey, with the notable exceptions of two fine villas, one with an Edwardian porch at 7 Canterbury Road and Ashton, now Emmanuel College, located on the corner of Bromfield Street and Canterbury Road. Ashton was the residence of J.A. Bromfield, a chemist and Chairman of the first municipality of Warrnambool. It was designed by Andrew Kerr and built in 1874.

The precinct is elevated, located on a rise some 800 metres north west of the main centre of the township, and generally dominated by the large two-storey cream brick classroom block of Emmanuel College. The land became available as large suburban villa allotments in the 1870s as part of the land speculation north of Raglan Parade. Both Canterbury Road and the east side of Botanic Road were part of a large area that was first subdivided and sold as freehold on 3 December 1869. This area of town became a more attractive and desirable place to live following the development of the Botanic Gardens in 1872, and retains this sense of exclusivity.

A large number of Victorian stone villas were built in this part of town, including Walter Robb's 'Whitehall', erected at No. 4 Canterbury Road in 1873. Canterbury Road includes several other notable residences erected from not long after subdivision up to 1898. Coryndon, the villa at No. 10 Canterbury Road reflects the street's early beginnings as it faces the Botanic Gardens rather than Canterbury Road. A number of early residences also survive in Botanic Road, although these are mainly on the east side of the road, which was sub divided earlier than the west side. Another notable example is the

stone villa at No. 71 Botanic Road, built in 1871. Some of the houses in this precinct also retain remnant features of their original Victorian fences and gardens, such as the excellent Cypress hedge and fence at 6 Canterbury Road, the finely designed cast iron fence at gates at 8 Canterbury Road and a number of significant trees which survive in various gardens.

Coryndon has two fine *Araucaria heterophylla* (Norfolk Island Pine) as well as a notable *Metrosideros excelsa* (New Zealand Christmas Tree) in the garden. The garden at 55 Canterbury Road has a rare example (for Warrnambool) of a *Magnolia grandiflora* (Bull Bay Magnolia) and two excellent specimens of *Phoenix canariensis* (Canary Island Palm), which complement the fine Italianate villa with its original cast iron verandah and fountain. Canterbury Road also has a run of Interwar bungalows opposite the site of Emmanuel College, illustrating a subsequent phase of development, in a period of prosperity after the Second World War, perhaps when land from the residence at 17 Somers Road was sold.

The property at 17 Somers Road is also included within the precinct, as it is another excellent example of a Victorian villa and garden sited high above Warrnambool, looking toward the ocean over the township, with several mature trees including a pair of *Cordyline australis* (Cabbage Tree), *Araucaria heterophylla* (Norfolk Island Pine) and two *Phoenix canariensis* (Canary Island Palm).

The majority of the buildings and gardens in the whole of the precinct retain a high degree of integrity, and for the most part, represent the upper middle class of Warrnambool from the late nineteenth century through to the mid twentieth century. The exception must be the north side of Botanic Road, where the housing stock, the setbacks and the allotment sizes are all much smaller than the rest of the precinct, reflecting less affluent housing on cheaper lower lying land.

### **How is it significant?**

The Canterbury and Botanic Roads Precinct is of historical and architectural significance to the City of Warrnambool.

### **Why is it significant?**

The Canterbury and Botanic Roads Precinct is of historical significance for illustrating the push northwards of the main township and land speculation in Warrnambool in the 1870s, which saw large subdivisions north of Raglan Parade set aside for large villa estates.

As the majority of this land was purchased, but not built on, it reflects certain social aspects of the early community of Warrnambool, which had a substantial core of middle and working class people rather than a large number of upper class families who could afford to establish such large villa estates. It is of further historical interest as are the large villa allotments were subdivided quite early, and as a result of the creation of the Botanic Gardens, Canterbury and Botanic Roads became a popular and sought after location, with many fine upper middle class Victorian residences erected between 1870-1900.

The precinct is of architectural significance for its range of building, fence and garden materials and styles, including a number of excellent representative examples of Victorian stone houses and villas and, in many cases, their surviving gardens. The precinct is of further architectural significance for the intact Interwar bungalows in Canterbury Road, all dating from a similar period, and possibly constructed by the same builder, demonstrating architectural fashion and middle class aspiration in the Interwar years. This is also evident on the south side of Botanic Road, where a number of substantial Interwar residences, set back from the street have been built by middle class families in the same period.

### **Contributory elements and places**

- Predominantly single storey,
- Notable villa residences,
- Remnant fences and gardens,
- Gardens important.

**Canterbury Road**

1 Canterbury Road - dwelling  
3 Canterbury Road - dwelling  
7 Canterbury Road - dwelling  
8 Canterbury Road - dwelling  
11 Canterbury Road - dwelling  
13 Canterbury Road - dwelling  
15 Canterbury Road - dwelling  
17 Canterbury Road - dwelling  
21 Canterbury Road - dwelling  
25 Canterbury Road - dwelling (HO24)  
27 Canterbury Road - dwelling  
29 Canterbury Road - dwelling  
31 Canterbury Road - dwelling  
33 Canterbury Road - dwelling  
35 Canterbury Road - dwelling  
37 Canterbury Road - dwelling  
39 Canterbury Road - dwelling  
41 Canterbury Road - dwelling  
43 Canterbury Road - dwelling  
45 Canterbury Road - dwelling  
51 Canterbury Road - dwelling  
53 Canterbury Road - dwelling  
55 Canterbury Road - dwelling, garden and trees - *Magnolia grandiflora*, 2 x *Phoenix canariensis* (Inverleith)  
61 Canterbury Road - dwelling  
63 Canterbury Road - dwelling  
65 Canterbury Road - dwelling  
67 Canterbury Road - dwelling  
69 Canterbury Road - dwelling

4 Canterbury Road - dwelling (Whitehall) (HO21)  
6 Canterbury Road - dwelling, garden and *Cupressus* hedge  
10 Canterbury Road - dwelling, cast iron fence and gates, garden and trees - 2 x *Araucaria heterophylla* and *Metrosideros excelsa* (Corydon) (HO22)  
  
20 Canterbury Road - dwelling  
22 Canterbury Road - dwelling  
24 Canterbury Road - dwelling  
42 Canterbury Road - Emmanuel College Complex (HO20)  
56 Canterbury Road - dwelling (Morea)

**Botanic Road**

67 Botanic Road - dwelling  
69 Botanic Road - dwelling  
71 Botanic Road - dwelling  
75 Botanic Road - dwelling  
77 Botanic Road - dwelling  
79 Botanic Road - dwelling, garden and wall  
83 Botanic Road - dwelling  
89 Botanic Road - dwelling  
91 Botanic Road - dwelling  
93 Botanic Road - dwelling  
95-97 Botanic Road - dwelling

98 Botanic Road - dwelling  
108A Botanic Road - dwelling  
110 Botanic Road - dwelling  
116 Botanic Road - dwelling  
118 Botanic Road - dwelling (Claremont)

**Ardlie Street**

17 Ardlie Street - dwelling

**Somers Road**

17 Somers Road – dwelling, garden and trees - 2 x *Cordyline australis*, 2 x *Phoenix canariensis* and *Araucaria heterophylla*

## 2.17 PRECINCT 17 - JAMIESON STREET (HO317) STATEMENT OF SIGNIFICANCE



### What is significant?

The Jamieson Street Precinct runs south-west to north-east between Raglan Parade and Banyan Street crossing the five ways intersection firstly with Spence Street, Princess Street and Canterbury Road and secondly with Cockman Street, Queens Road and Nelson Street. It probably follows an early track to the Woodford Road where it crosses the Merri River. The land was sold in stages from 1869 and a few houses may date from this period. Most of the Victorian houses, judging from their richer architectural details, are later. Others date from around 1900 while a small number are Interwar bungalows. Generally the precinct retains a good degree of integrity and is in good to excellent condition.

### How is it significant?

The Jamieson Street Precinct is of historical and architectural significance to the City of Warrnambool.

### Why is it significant?

The Jamieson Street Precinct is of historical significance as one of the earlier roads leading into Warrnambool subsequently sub-divided and developed as suburban villas. It is of architectural significance for its wide range of housing stock, including several notable examples from the Victorian, Edwardian and Interwar. The Mannerist villas opposite the State School are particularly notable.

**Contributory elements and places**

- Norfolk Island Pine street trees,
- Range of housing stock.

***Jamieson Street***

10 Jamieson Street - dwelling (Larkfield)  
12 Jamieson Street - dwelling  
14 Jamieson Street - dwelling  
16 Jamieson Street - dwelling (Tre Feglys)  
22 Jamieson Street - dwelling  
24 Jamieson Street - dwelling  
28 Jamieson Street - dwelling  
30 Jamieson Street - dwelling  
36 Jamieson Street - dwelling  
42 Jamieson Street - dwelling  
44 Jamieson Street - dwelling

17 Jamieson Street - dwelling  
35 Jamieson Street - dwelling  
37 Jamieson Street - dwelling  
39 Jamieson Street - dwelling  
45 Jamieson Street - dwelling

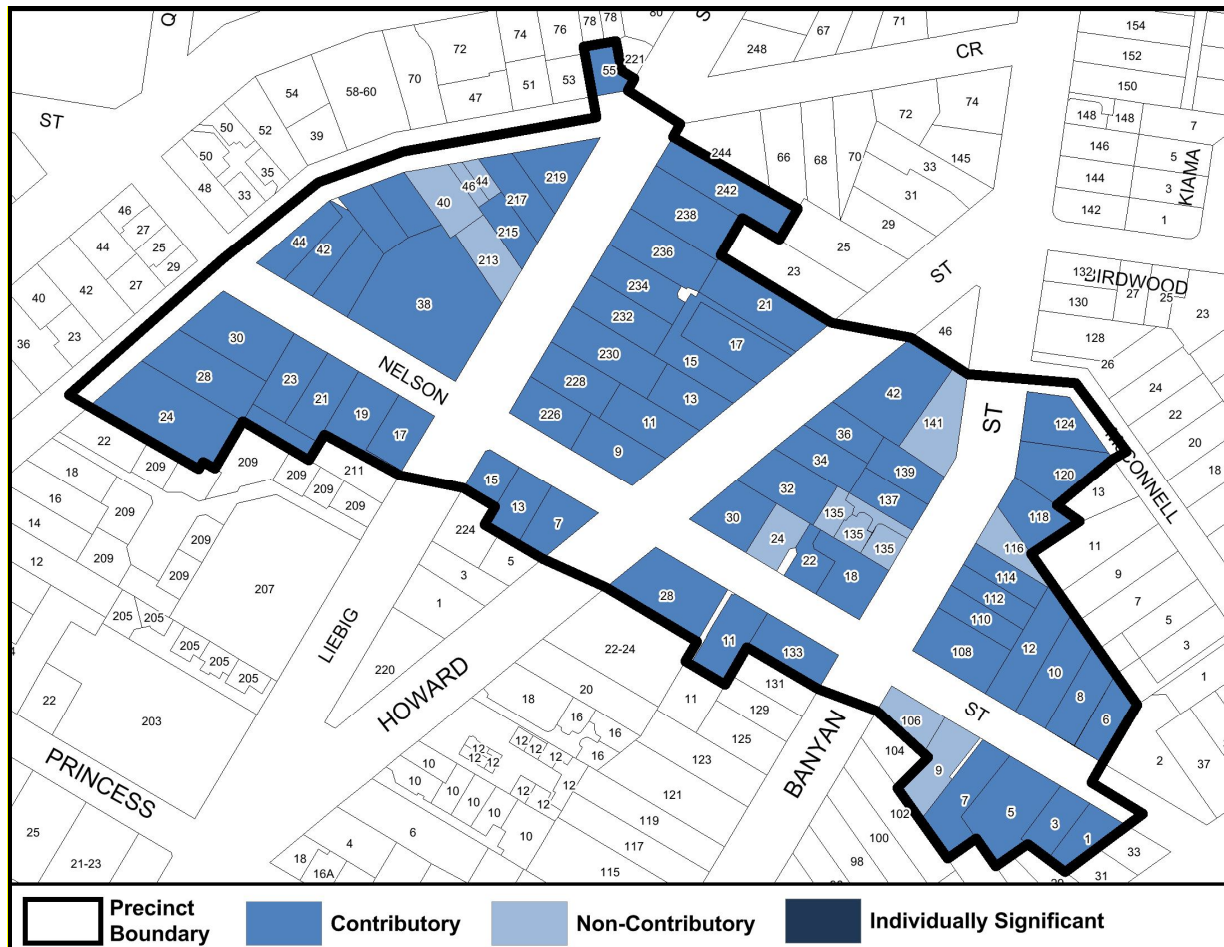
Row of *Araucaria heterophylla* within Jamieson Street road reserve, gas lamp (HO226)

***Mickle Crescent***

23 Mickle Crescent - dwelling  
27 Mickle Crescent - dwelling



## 2.18 PRECINCT 18 - NELSON STREET HILL (HO318) STATEMENT OF SIGNIFICANCE



### What is significant?

The Nelson Street Hill Precinct runs approximately east-west along the north-western portion of Nelson Street from near Cramer Street (where it is contiguous with the Cramer Street Precinct) to Mickle Street (where it is contiguous with the Jamieson Street Precinct). Sections of Liebig, Howard and Banyan Streets cross the precinct from north to south. The housing stock is mixed, ranging from small late Victorian stone cottages, some very important Victorian villas, a few Federation period houses, through to many Interwar houses such as Orvie to at 7 Howard Street. This reflects its history as the area was opened up in a second wave of development, to the north of the main township of Warrnambool in the 1860s and 70s.

The allotments were originally set out as large villa allotments, and some of the residences built at that time survive, including the Gothic villa at 230 Liebig Street, Corio, at 38 Nelson Street, and Mirra at 42 Howard Street. There was little Federation period development, perhaps because the land was some distance from the main township, but by World War Two many new houses had been constructed. Further development occurred after the Second World War. The best examples are the 1950s house at 236 Liebig Street and a block of 1950s flats on the north east corner of Banyan and Nelson Street which are rare and good examples of their building types.

Some early cottages have been remodeled in the first half of the twentieth century, and other examples of residences provide strong built evidence of building in the 1920s and 1930s, such as 218 and 230 Lava Street. Importantly, almost all of the houses are single storey. There are several with attic storeys but these are exceptional. Almost all houses are



single dwellings with standard setbacks, front gardens and discrete car access and parking. Many of the gardens are significant and include mature trees. Also of special interest is the side entrance and wall at Dursley Cottage at 28 Howard Street. Generally the precinct is in very good condition and maintains a high degree of integrity.

### **How is it significant?**

The Nelson Street Hill Precinct is of historical and architectural significance to the City of Warrnambool.

### **Why is it significant?**

The Nelson Street Hill Precinct is of historical significance as an excellent example of the development of Warrnambool from the 1870s onwards. Its built fabric and subdivision patterns clearly show the original spaciousness of this, the furthest reaches of the town and the subsequent pattern of consolidation over time, particularly in the Interwar period and after the Second World War.

The precinct is also important historically for the fine quality of its late Victorian and early twentieth century housing stock, reflecting the social affluence of the middle classes in Warrnambool at various periods over the past 150 years. The precinct is of architectural significance as it displays a range of architectural styles and building types from early Victorian villas through to Modern flats, many examples designed by important local and metropolitan architects, such as George Jobbins, Andrew Kerr and Tag Walter.

The precinct overall is supported by those architect designed buildings which remain on large allotments throughout the precinct, particularly Corio, Mirma, Dursley Cottage and the rare Gothic villa at 230 Liebig Street.

### **Contributory elements and places**

- Single storey,
- Uniform setback,
- Front gardens,
- Discrete car access and parking.

#### ***Liebig Street***

226 Liebig Street - dwelling  
228 Liebig Street - dwelling  
230 Liebig Street - dwelling  
232 Liebig Street - dwelling  
234 Liebig Street - dwelling  
236 Liebig Street - dwelling  
238 Liebig Street - dwelling  
242 Liebig Street - dwelling

215 Liebig Street - dwelling  
217 Liebig Street - dwelling  
219 Liebig Street - dwelling

#### ***Howard Street***

28 Howard Street - dwelling (Dursley Cottage)  
30 Howard Street - dwelling  
32 Howard Street - dwelling  
34 Howard Street - dwelling  
36 Howard Street - dwelling  
42 Howard Street - dwelling (Mirma)

7 Howard Street - dwelling (Orvie)  
9 Howard Street - dwelling  
11 Howard Street - dwelling  
13 Howard Street - dwelling  
15 Howard Street - dwelling  
17 Howard Street - dwelling  
21 Howard Street - dwelling

#### ***Banyan Street***

108 Banyan Street - block of flats  
110 Banyan Street - dwelling  
112 Banyan Street - dwelling

133 Banyan Street - dwelling  
137 Banyan Street - dwelling  
139 Banyan Street - dwelling

114 Banyan Street - dwelling  
118 Banyan Street - dwelling  
120 Banyan Street - dwelling  
124 Banyan Street - dwelling

***Nelson Street***

1 Nelson Street - dwelling  
3 Nelson Street - dwelling  
5 Nelson Street - dwelling and wall  
7 Nelson Street - dwelling  
11 Nelson Street - dwelling  
13 Nelson Street - dwelling  
15 Nelson Street - dwelling  
17 Nelson Street - dwelling  
19 Nelson Street - dwelling  
21 Nelson Street - dwelling  
23 Nelson Street - dwelling

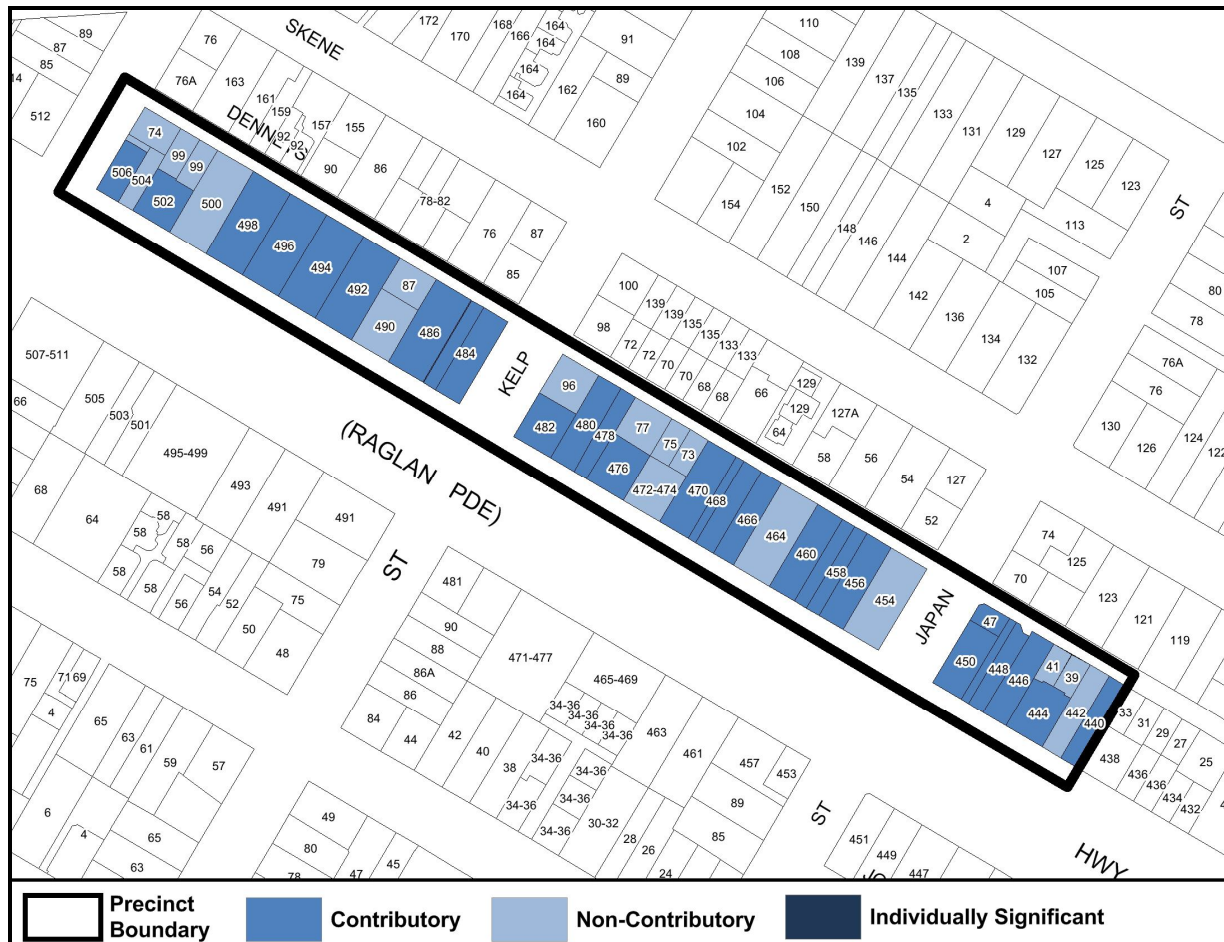
6 Nelson Street - dwelling  
8 Nelson Street - dwelling (Bylongil)  
10 Nelson Street - dwelling  
12 Nelson Street - dwelling  
18 Nelson Street - dwelling  
22 Nelson Street - dwelling  
38 Nelson Street - dwelling (Corio)  
40 Nelson Street - dwelling  
42 Nelson Street - dwelling  
44 Nelson Street - dwelling

***Mickle Crescent***

24 Mickle Crescent - dwelling  
28 Mickle Crescent - dwelling  
30 Mickle Crescent - dwelling

55 Mickle Crescent - dwelling

## 2.19 PRECINCT 19 - RAGLAN PARADE (HO319) STATEMENT OF SIGNIFICANCE



### What is significant?

The Raglan Parade Precinct is located on the north east side of Raglan Parade, between Banyan and Foster Streets. It is approximately 500m northwest of the main centre of the township, and looks towards Lady Bay. The precinct is mainly residential and almost uniformly single-storey, apart from a one 'pop up' extension at 486 Raglan Parade.

The allotments are elevated above the road reserve, and most of the buildings have a moderate setback, allowing views over the township to the ocean. Almost all allotments in the precinct extend through from Raglan Parade to Denneys Street, the exceptions being the rear subdivisions at 472, 476, 482 and 502 Raglan Parade. Although not included within the precinct, the Norfolk Island Pines (circa 1870-1880) and the Moreton Bay Figs (circa 1903-4) which are planted in the median strip are an important element contributing to the sense of place of this precinct.

Raglan Parade was originally the Allansford Road, and although not in the original township plan, as surveyed by William Pickering and Robert Hoddle in 1847, it was soon incorporated as it formed a natural boundary to the township on its northern side. From the 1860s, however, the land north of Raglan Street (as it was formerly known), was sold to form a northern extension of the township. From 1871, the area north of Raglan Parade was to be known as North Warrnambool. The Allansford Road became Raglan Street and was changed to Raglan Parade in 1872.

The housing stock is mixed, ranging from classic Victorian and Edwardian houses through to Interwar and post World War Two houses, although the majority of houses are late Victorian or pre-World War One. This reflects the sales of land north of Raglan Parade, which didn't commence for residential allotments until 1873.

None of the houses particularly dominate the precinct, although there are some very fine intact examples of various periods, such as the classic Victorian stone residence with a stone retaining wall at 498 Raglan Parade, a typical Edwardian timber house at 492 Raglan Parade and 500 Raglan Parade, a strong local interpretation of the Modern style (circa 1950). Some buildings within the precinct, such as 496, 486 and 504 Raglan Parade have been very much altered, compromising their contribution to the precinct. Overall, the precinct is in good condition and retains a fair degree of integrity.

### **How is it significant?**

The Raglan Parade Precinct is of historical and architectural significance to the City of Warrnambool.

### **Why is it significant?**

The Raglan Parade Precinct is of historical significance as it demonstrates the demand for residential housing allotments north of the main township of Warrnambool in the 1870s. This push for land saw large areas of land subdivided north of Raglan Parade. Although much land beyond Raglan Parade was set aside for large villa estates, this precinct illustrates the immediate need for more modest middle class housing of the township developed.

The precinct is of architectural significance for its range of buildings, in particular the fine intact examples of classic Edwardian and Victorian architectural styles in the western part of the precinct, closest to Banyan Street.

### **Contributory elements and places**

- Uniformly single storey and moderate setback,
- Mixed range of housing stock.

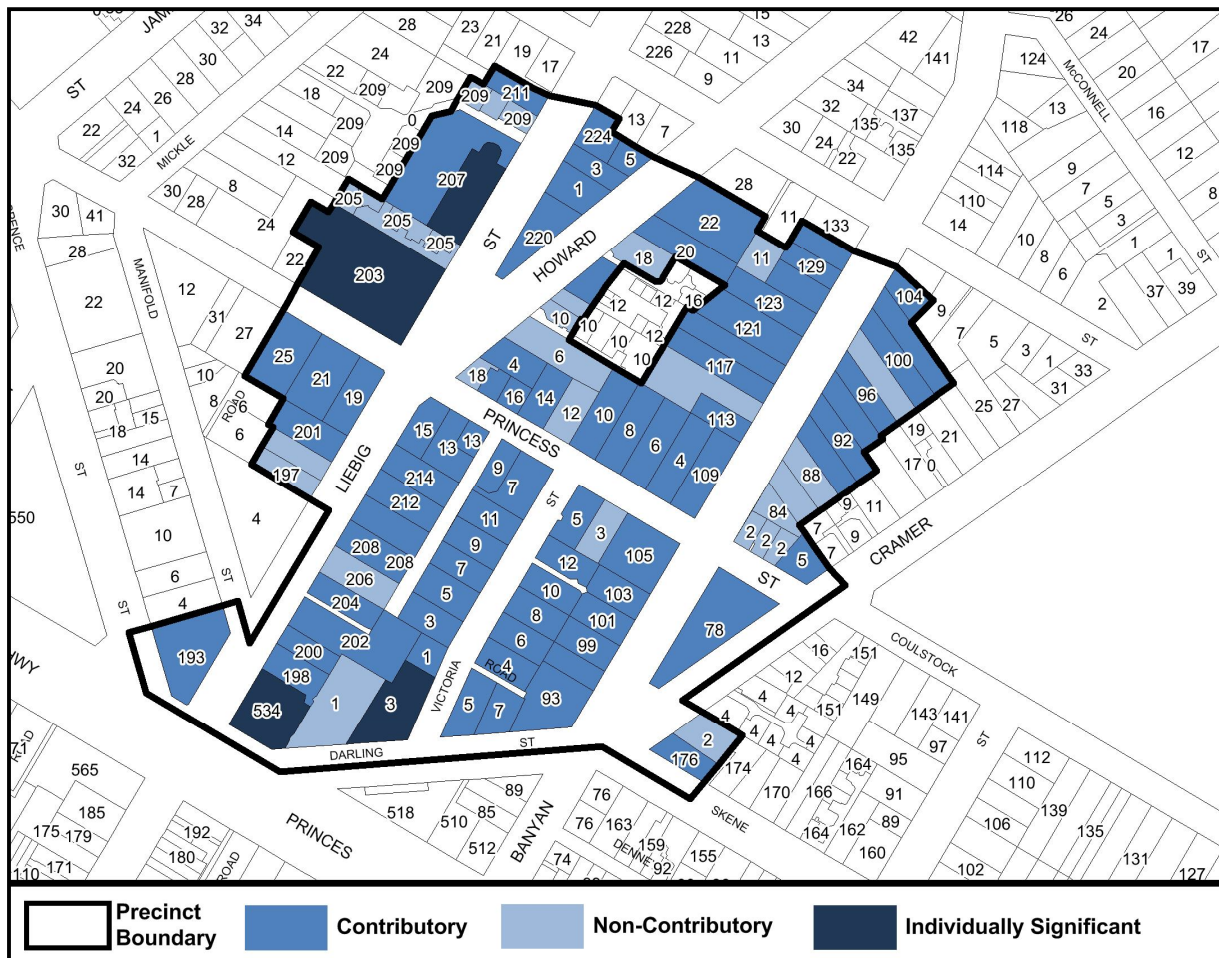
#### ***Raglan Parade***

440 Raglan Parade - dwelling  
444 Raglan Parade - dwelling  
446 Raglan Parade - dwelling  
448 Raglan Parade - dwelling  
450 Raglan Parade - dwelling  
456 Raglan Parade - dwelling  
458 Raglan Parade - dwelling  
460 Raglan Parade - dwelling  
466 Raglan Parade - dwelling  
468 Raglan Parade - dwelling  
470 Raglan Parade - dwelling  
476 Raglan Parade - dwelling  
478 Raglan Parade - dwelling  
480 Raglan Parade - dwelling  
482 Raglan Parade - dwelling  
484 Raglan Parade - dwelling  
486 Raglan Parade - dwelling  
492 Raglan Parade - dwelling  
494 Raglan Parade - dwelling  
496 Raglan Parade - dwelling  
498 Raglan Parade - dwelling  
502 Raglan Parade - dwelling  
506 Raglan Parade - dwelling

#### ***Denneys Street***

47 Denneys Street - dwelling

## 2.20 PRECINCT 20 - DARLING, BANYAN, HOWARD AND LIEBIG STREETS (HO320) STATEMENT OF SIGNIFICANCE



### What is significant?

The Darling, Banyan, Howard and Liebig Streets Precinct is predominately residential and almost uniformly single-storey. It was central to the northwards suburban expansion of Warrnambool from the 1870s. The centre of the precinct is located approximately 500 metres north east of Warrnambool's Central Business District and includes land in Darling Street, Victoria Street, Banyan Street and Princess Street, Liebig Street, north of Raglan Parade, ending just before the Nelson Street intersection.

The area between the Howard and Liebig Street intersection and the Howard and Nelson Street intersection is as well as one property in Skene Street and one in Cramer Street. . The prestige of the hillside position near the Presbyterian Church meant that many fine homes were built around the church, some pre-dating 1874, The Presbyterian Manse in Princess Street was one of these.

The precinct is located on high ground which slopes upward from the northwest side of Raglan Parade. The 1870s saw large suburban villa allotments offered for sale north of Raglan Parade. These were then subdivided several times prior to 1890, when much of the building stock was constructed. The housing stock is mixed in scale, period, form and materials. The size of allotments varies greatly along Liebig, Howard and Princess Streets, with some very large suburban allotments still evident, such what remains of the 1860s Murweh land (subdivided into 8 lots in the 1890s) on the north west corner of Liebig and Howard Streets. The other unusual allotment is the triangular shaped allotment between Liebig and Howard Streets.



Generally, the housing stock on the east side of Liebig and Howard Streets is predominately Victorian, as it is in Princess Street and the west side of these streets is predominately Interwar, with some important examples of Victorian residences, such as Mawarra, at 21-23 Princess Street, 202 Liebig Street which is an important departure from most of the Victorian residences in the precinct, being strong in the mannerist style, 196a Liebig Street and 4 Howard Street, both fine stone Victorian houses. 198 Liebig Street retains its natural finish. Fine Victorian stone residences range from the restrained through to the very ornate. Many intact early twentieth century buildings survive along with their gardens, the most important being the Chittick residence, Alcoombie, at 93-95 Banyan Street.

There are several important Modern and Interwar buildings within the precinct, including the Walter and Aughty designed 199 Liebig Street, a stylish Modern brick residence as well as 3 Howard Street and 7 Howard Street, which are both examples of unusual two storey bungalow residences. The house at 11 Princess Street is an important example of the International or Modern style.

Most of the buildings retain a high degree of integrity, although the Warrnambool Medical Clinic, once a fine residence has had some alterations, as have several others. A major compromise to the precinct is the conversion of the Victorian villa at 12 Howard Street into the El Dorado Flats. Generally, the precinct is in very good condition.

The precinct has some excellent examples of Sandstone fences, the most significant being that of the Water tower reserve. A number of residences at the southern end of the precinct (in Liebig Street near Raglan Parade) have been converted into commercial use.

Most of the early cottages and later bungalows have been altered to some degree and some inappropriately. Generally however, the majority of buildings in the precinct retain a high degree of integrity. Key buildings and their gardens retain a high degree of integrity.

### **How is it significant?**

The Darling, Banyan, Howard and Liebig Streets Precinct is of historical and architectural significance to the City of Warrnambool.

### **Why is it significant?**

The Darling, Banyan, Howard and Liebig Streets Precinct is of historical significance as it illustrates the push northwards of main township and land speculation in Warrnambool in the 1870s, which saw large subdivisions north of Raglan Parade, set aside for large villa estates.

As the majority of this land was purchased, but not built on, it reflects certain social aspects of the early community of Warrnambool, which had a substantial core of middle and working class people rather than upper class families who could afford to establish such large villa estates. It is of further historical interest as it demonstrates the demand for smaller allotments, relatively close to the town on higher ground by the middle class in the 1890s.

The precinct is of architectural significance for its range of building materials and styles, including a number of good representative examples of Victorian stone houses on the east side of Liebig and Howard Streets and the two residences at 19 and 21-23 (Mawarra) Princess Street.

The precinct is of further significance for a number of unusual two storey bungalows, such as those at 4 and 7 Howard Street, which represent quite different styles and idioms of the same genre. The precinct includes a number of good representative examples of Victorian stone houses in Banyan Streets, and smaller houses in Victoria and Princess Streets. Alcoombie, 93 Banyan Street, including its garden is of particular significance for its quality and landmark value.



**Contributory elements and places**

- Predominantly residential mixed scale, period, form and materials,
- Pockets of Victorian and Interwar housing,
- Single storey with some double storey bungalows,
- Stone walls and fences,
- Remnant gardens.

***Banyan Street***

78 Banyan Street - dwelling (Alvestone)  
90 Banyan Street - dwelling  
92 Banyan Street - dwelling  
94 Banyan Street - dwelling  
96 Banyan Street - dwelling  
100 Banyan Street - dwelling  
102 Banyan Street - dwelling  
104 Banyan Street - dwelling

93 Banyan Street - dwelling (Alcoombie)  
97 Banyan Street - dwelling (Pen-y-bryn)  
99 Banyan Street - dwelling  
101 Banyan Street - dwelling  
103 Banyan Street - dwelling (Lyndarah)  
105 Banyan Street - dwelling  
109 Banyan Street - dwelling  
113 Banyan Street - dwelling  
117 Banyan Street - dwelling  
119 Banyan Street - dwelling  
121 Banyan Street - dwelling  
123 Banyan Street - dwelling  
125 Banyan Street - dwelling  
129 Banyan Street - dwelling  
131 Banyan Street - dwelling

***Cramer Street***

5 Cramer Street - dwelling (Parkview)

***Darling Street***

3 Darling Street - dwelling (HO28)

***Howard Street***

1 Howard Street - dwelling  
3 Howard Street - dwelling  
5 Howard Street - dwelling

4 Howard Street - dwelling  
12 Howard Street - dwelling  
18 Howard Street - dwelling  
20 Howard Street - dwelling  
22-24 Howard Street - dwelling

***Liebig Street***

193 Liebig Street - former dwelling (Medical clinic)  
201 Liebig Street - dwelling  
203 Liebig Street - dwelling (Murweh) (HO117)  
207 Liebig Street - water tower, walls, buildings and fence (HO118)  
211 Liebig Street - dwelling

198 Liebig Street - dwelling  
200 Liebig Street - dwelling  
202 Liebig Street - dwelling  
204 Liebig Street - dwelling  
208 Liebig Street - dwelling  
210 Liebig Street - dwelling  
212 Liebig Street - dwelling  
214 Liebig Street - dwelling  
220 Liebig Street - dwelling  
224 Liebig Street - dwelling (Leura)

***Princess Street***

4 Princess Street - dwelling  
6 Princess Street - dwelling  
8 Princess Street - dwelling  
10 Princess Street - dwelling  
14 Princess Street - dwelling  
16 and 16A Princess Street - pair of dwellings

5 Princess Street - dwelling  
7 Princess Street - dwelling (Westray)  
9 Princess Street - dwelling  
13 Princess Street - dwelling  
15 Princess Street - dwelling  
19 Princess Street - dwelling  
21-23 Princess Street - dwelling (Mawarra)  
25 Princess Street - former manse

***Raglan Parade***

534 Raglan Parade - former dwelling (Medical clinic)  
(H0116)

***Skene Street***

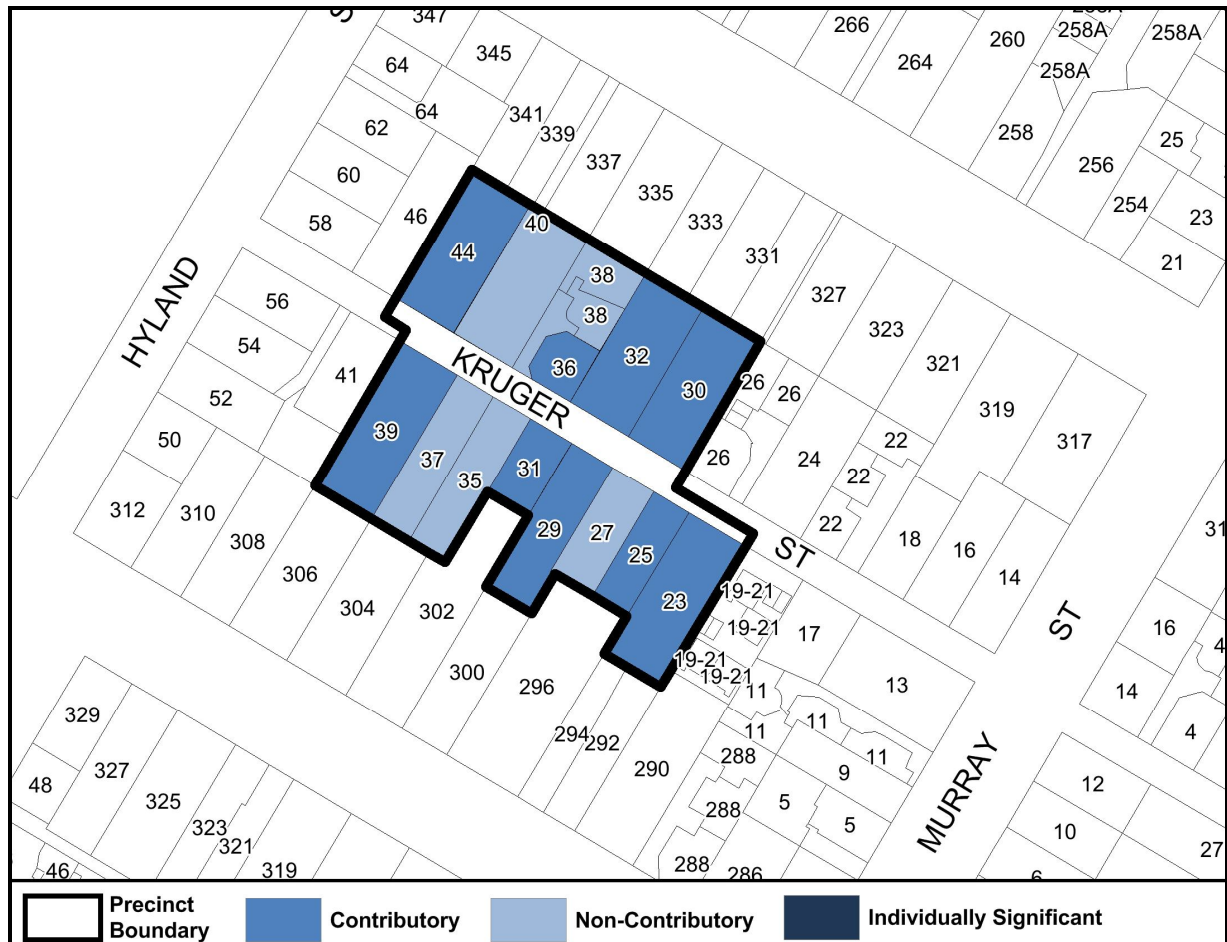
176 Skene Street - dwelling (Annclaire)

***Victoria Street***

1 Victoria Street - dwelling  
3 Victoria Street - dwelling  
5 Victoria Street - dwelling (Seabrook)  
7 Victoria Street - dwelling (Braemar)  
9 Victoria Street - dwelling  
11 Victoria Street - dwelling

4 Victoria Street - dwelling  
6 Victoria Street - dwelling  
8 Victoria Street - dwelling  
10 Victoria Street - dwelling  
12 Victoria Street - dwelling

## 2.21 PRECINCT 21 - KRUGER STREET (HO321) STATEMENT OF SIGNIFICANCE



### What is significant?

The Kruger Street Precinct is located between Hyland and Murray Streets and runs approximately south-east to north-west. Kruger Street is a very narrow bitumen pavement, and limited grassy verges on either side. The street has concrete footpaths, curb and channels and most crossovers are also concrete.

The precinct tells an important story of subdivision and small workers houses developed in small streets. The housing stock is modest and predominantly ranges from late nineteenth century to early twentieth century housing, with some interwar houses. Dwellings have limited setbacks due to the small size of the blocks. Few fences remain in their original state, although the majority are appropriate. Some early cottages have been remodeled in the Edwardian period, as well as later. Importantly, the street retains a single storey character. Kruger Streets have a good degree of integrity, and are in good condition.

### How is it significant?

The Kruger Street Precinct is of historical significance to the City of Warrnambool.

### Why is it significant?

The Kruger Street Precinct is of historical significance as it demonstrates changes in the size, built fabric and aspirations of the City of Warrnambool and the need to provide accommodation for workers.

Only the western end of Koroit Street was a part of the earliest laid out plan of Warrnambool, and the extension of Koroit Street in the 1870s is of historical interest as it reflects the demand for large allotments on higher land by the middle classes, which caused the expansion to the north of the town also.

### **Contributory elements and places**

- Mixed housing stock,
- Small blocks,
- Some Edwardian era remodeling of early cottages,
- Predominantly single storey,
- Minimal setback.

### ***Kruger Street***

23 Kruger Street - dwelling (Sunbower)  
25 Kruger Street - dwelling  
29 Kruger Street - dwelling  
31 Kruger Street - dwelling  
39 Kruger Street - dwelling

30 Kruger Street - dwelling  
32 Kruger Street - dwelling  
36 Kruger Street - dwelling  
44 Kruger Street - dwelling

## 2.22 PRECINCT 22 - CRAMER STREET (HO322) STATEMENT OF SIGNIFICANCE



### What is significant?

The Cramer Street Precinct is entirely residential and almost uniformly single-storey. It begins at number 11 Cramer Street, and continues to number 37 Cramer Street, all allotments being on the north-west side of the street. The Precinct also includes number 2 Nelson Street, located on the corner of Cramer and Nelson Streets.

The land in Cramer Street was first sold as 12 large residential allotments in 1872, and subsequently subdivided again in the 1890s. Although there are a few Victorian dwellings remaining, the majority of housing stock dates from the turn of the century. The housing stock is a mix of periods, styles and materials ranging from stone villas and houses such as Whitby at 15 Cramer Street with its fine stone battered wall, and the elaborate Victorian stone villa at 21 Cramer Street through to the pair of turn of the century timber houses at 15 and 17 Cramer Street (with a laneway dividing them), the trio of Edwardian matching timber houses at 23, 25 and 27 Cramer Street, and the imposing bungalow with its attic storey at 29 Cramer Street.

The subdivision pattern is standard, with deep allotments with standard frontages for the most part, other than numbers 27 and 29 which are wedge shaped and the unusual irregular shape of 2 Nelson Street, which once formed the apex of a large allotment, 169 of Section 41. The majority of the housing stock in very good condition and retains a high degree of integrity.

## **How is it significant?**

The Cramer Street Precinct is of historical and architectural significance to the City of Warrnambool.

## **Why is it significant?**

The Cramer Street Precinct is of historical significance as it illustrates the relative failure of the land speculation in Warrnambool in the 1870s, which saw extensive subdivisions north of Raglan Parade, set aside for large villa estates. As the majority of this land was purchased, but not built on, it reflects certain social aspects of the early community of Warrnambool, which had a substantial core of middle and working class people rather than upper class families who could afford to establish such large villa estates.

It is of further historical interest as it demonstrates the demand for smaller standard size allotments, some distance from town by the middle class in the 1890s. The precinct is of architectural significance for its range of building materials and styles, including a suburban villa at 21 Cramer Street which is generally Italianate but includes fine Gothic bargeboards on the front gable.

Also of interest is the pair of Edwardian houses at 17 and 19 Cramer Street and the trio of Edwardian timber houses from 23-27 Cramer Street. The bungalows at either end of the precinct are also of architectural interest for their differences, number 11 Cramer Street being a modest single storey bungalow, and number 29 being an imposing attic storey representation.

## **Contributory elements and places**

- Predominantly residential development,
- Single storey,
- 1890's resubdivision,
- Range of building materials and styles.

### ***Cramer Street***

11 Cramer Street - dwelling  
15 Cramer Street - dwelling (Whitby)  
17 Cramer Street - dwelling  
19 Cramer Street - dwelling  
21 Cramer Street - dwelling  
23 Cramer Street - dwelling  
25 Cramer Street - dwelling  
27 Cramer Street - dwelling  
29 Cramer Street - dwelling  
31 Cramer Street - dwelling  
33 Cramer Street - dwelling  
37 Cramer Street - dwelling

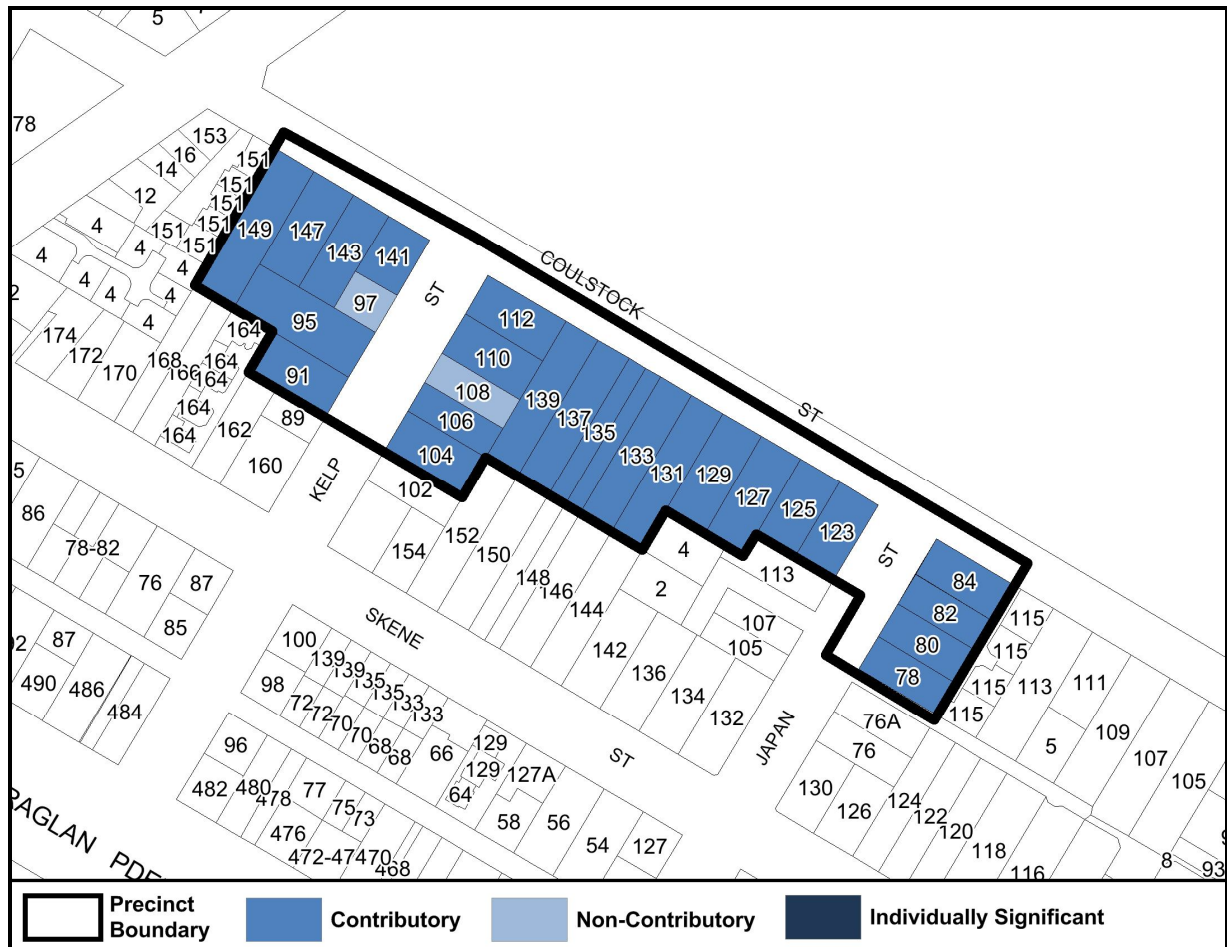
### ***Nelson Street***

2 Nelson Street - dwelling



## 2.23 PRECINCT 23 - COULSTOCK STREET (HO323)

### STATEMENT OF SIGNIFICANCE



## What is significant?

The Coulstock Street Precinct is located approximately three kilometres north east of the central business district of Warrnambool. The precinct includes houses facing Coulstock Street, the northern end of Kelp Street and the northern end of Japan Street.

All the original houses in the precinct are detached single-storey dwellings except for the large bungalow at 135 Coulstock Street which has an attic storey. The houses date from the late nineteenth century to the Interwar period. The original subdivision occurred as part of the push northwards of the City from the 1860s. The allotments were originally about one acre and one rood, located between Coulstock Street and Skene Street.

The precinct has a high degree of integrity and is generally in good condition.

### How is it significant?

The Coulstock Street Precinct is of historical and architectural significance to the City of Warrnambool.

### Why is it significant?

The Coulstock Street Precinct is of historical significance as an example of the second major phase of development which occurred in Warrnambool, characterised by the push for residential development north of the city.

It is of further historical interest as it demonstrates the consolidation of large allotments in the later nineteenth and early twentieth centuries. The precinct is of architectural significance as it has a number of intact buildings from a range of periods, from the 1880s through to the 1940s including particularly interesting examples of bungalows such as Kookaburra.

### **Contributory elements and places**

- Detached single storey,
- Late 19th to interwar period,
- Large allotments re-subdivided,
- Range of building materials and styles.

### ***Coulstock Street***

123 Coulstock Street - dwelling (Hartwell)  
125 Coulstock Street - dwelling  
127 Coulstock Street - dwelling  
129 Coulstock Street - dwelling  
131 Coulstock Street - dwelling  
133 Coulstock Street - dwelling  
135 Coulstock Street - dwelling (Buang)  
137 Coulstock Street - dwelling (Dunleath)  
139 Coulstock Street - dwelling (Kookaburra)  
141 Coulstock Street - dwelling  
143 Coulstock Street - dwelling  
147 Coulstock Street - dwelling  
149 Coulstock Street - dwelling

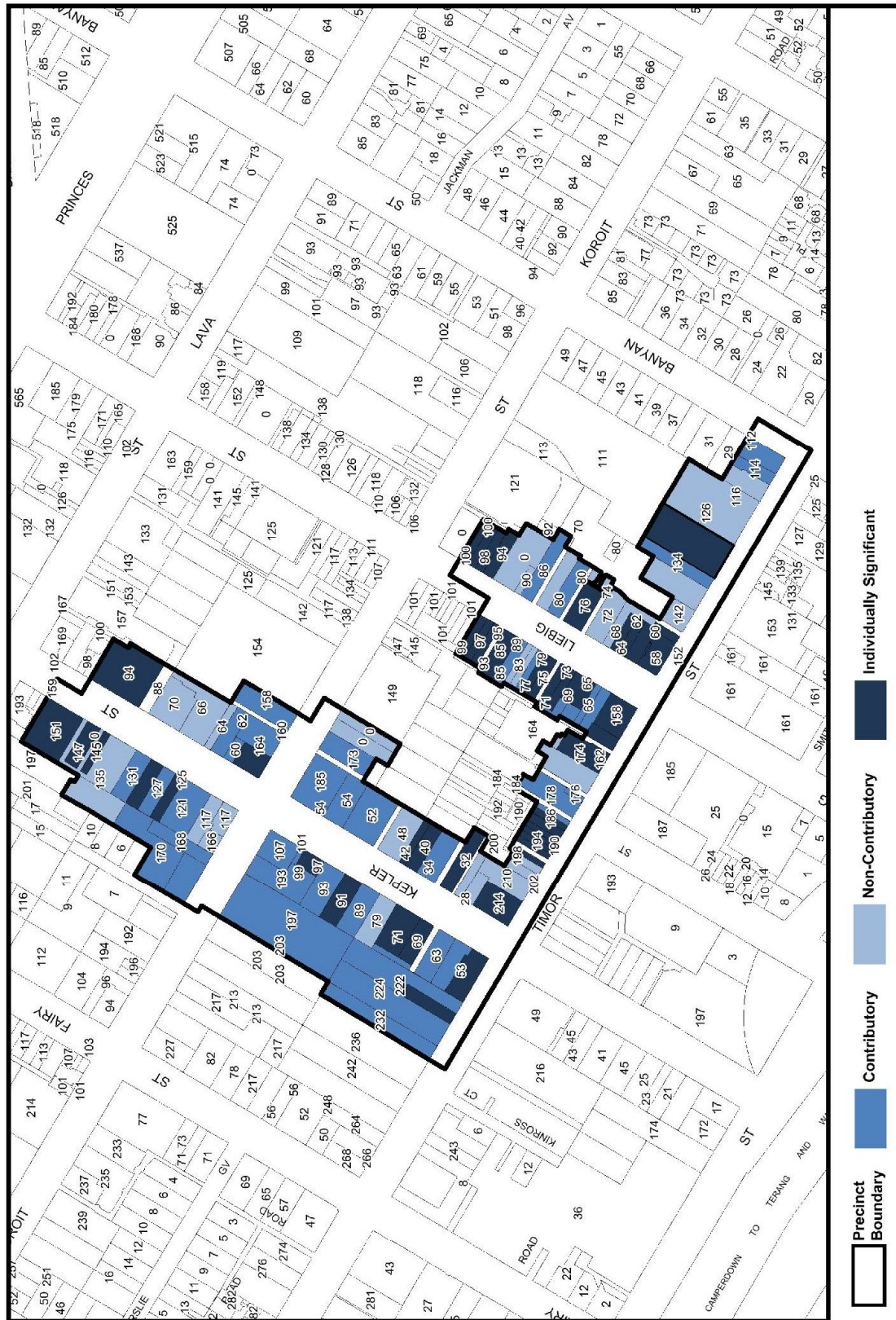
### ***Kelp Street***

91 Kelp Street - dwelling	104 Kelp Street - dwelling
95 Kelp Street - dwelling	106 Kelp Street - dwelling
	110 Kelp Street - dwelling

### ***Japan Street***

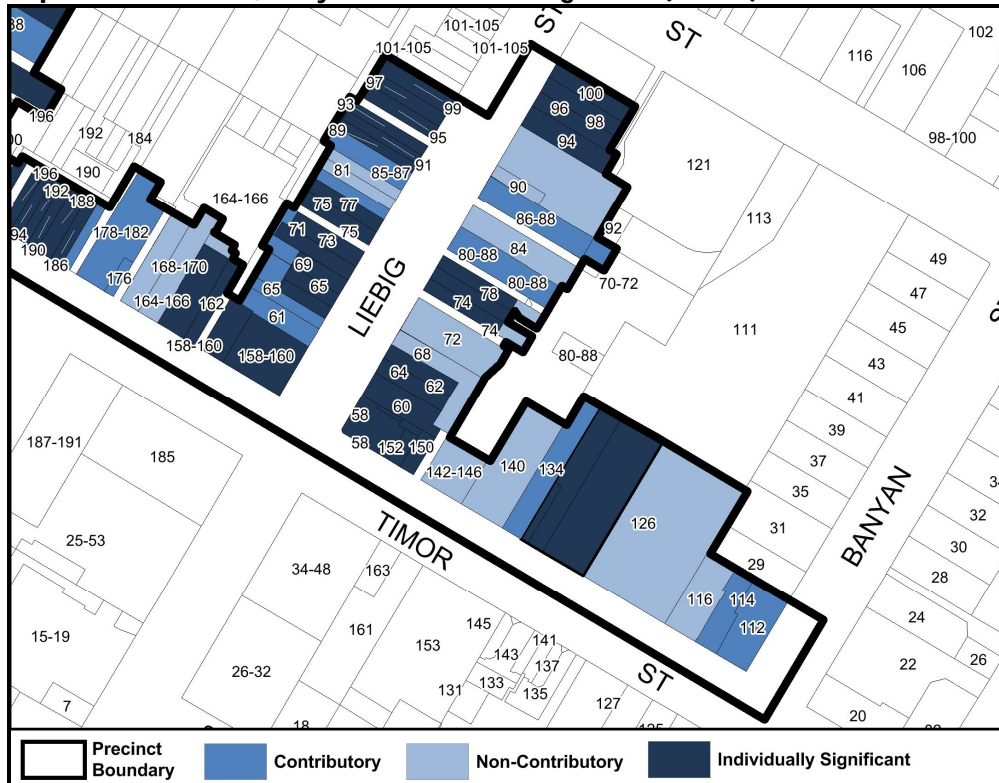
78 Japan Street - dwelling  
80 Japan Street - dwelling  
82 Japan Street - dwelling  
84 Japan Street - dwelling

## 2.24 PRECINCT 24 - COMMERCIAL (HO324) STATEMENT OF SIGNIFICANCE

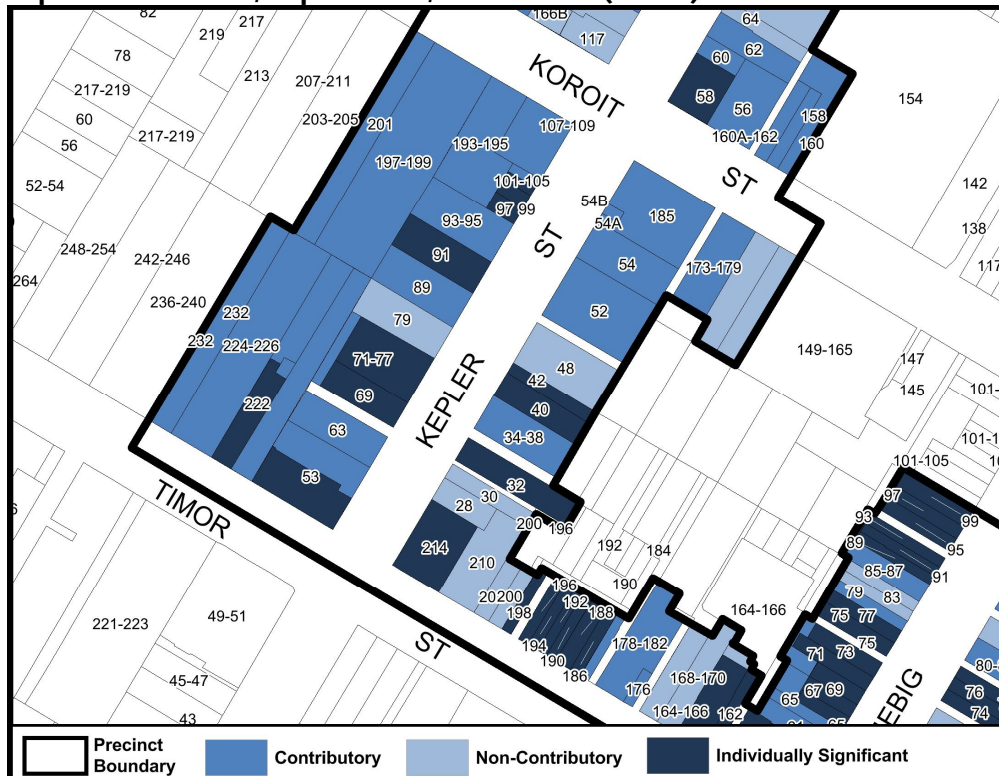




Map A - Timor Street, Banyan Street and Liebig Street (H0324)



Map B - Timor Street, Kepler Street, Koroit Street (H0324)



**Map Legend:**

- Precinct Boundary
- Contributory
- Non-Contributory
- Individually Significant

**Map Details:**

- Streets:** LAVA ST, KEPLER ST, KOROIT ST.
- Contributory Properties (Medium Blue):** 170, 168, 121-123, 166B, 117, 107-109, 193-195, 197-199, 101-105, 93-95, 91, 54B, 54A, 185, 54, 173-179.
- Non-Contributory Properties (Light Blue):** 135-137, 131-133, 127, 129, 125, 70, 66-68, 60, 62, 153, 160.
- Individually Significant Properties (Dark Blue):** 151-157, 147-149, 145, 94, 58, 56.

The Commercial Precinct is at the centre of Warrnambool's town plan grid. It includes parts of Kepler, Timor and Liebig Streets, some of the original streets laid out in the 1847 township survey of Warrnambool. It had some of the earliest buildings, dating from 1847.

Several important new buildings appeared in the Interwar period representing both old and new functions. The former Union Bank designed by Walter Butler was built in 1920 on land formerly owned by the Presbyterian Church. The Warrnambool Hotel and the Capitol Cinema replaced the Ozone Hotel and Coffee Palace which burnt down in 1929. A car showroom was built on former Temperance Hall land. The Criterion Hotel was rebuilt and much extended in the streamlined Art Deco style. Further changes occurred after World War 2, especially in the section of Liebig Street between Timor and Koroit Streets which has become the City's restaurant 'strip'.

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## How is it significant?

The Commercial Precinct is of historical and architectural significance to the City of Warrnambool.

## Why is it significant?

The Commercial Precinct is of historical significance as some of the earliest laid out streets within the original survey of Warrnambool. It has always represented the business and retail core, the focus of professional services, the centre of entertainment, much of the best accommodation and dining, and some key institutions.

It is of further historical interest as the allotments were some of the first in the town to be sold, and consequently had some of Warrnambool's earliest buildings, with the present subdivision still reflecting many important original sites and also the much closer subdivision of small shops.

It is of architectural significance for its very wide range of building types, including several notable examples from each period represented in the precinct's development, such as the simple but functional Crammond and Dickson Building, the neo-Classical Masonic Lodge, the contrasting Criterion and Warrnambool Hotels, and a rich variety of shops including some important post World War 2 alterations.

## Contributory elements and places

- Central part of the 1847 town grid,
- Wide mixture of building types, forms and eras,
- Wide range of commercial uses,
- Bluestone curbs and channels; cast iron hitching posts,
- Verandahs.

### Kepler Street

32 Kepler Street - Masonic Temple (HO59)  
34-38 Kepler Street - shops  
40 Kepler Street - former Federal Chambers (1891) (HO60)  
42 Kepler Street - shop and residence (HO61)  
52 Kepler Street - shops and residences  
54 Kepler Street - Capital Theatre  
54A and 54B Kepler Street - Warrnambool Hotel  
56 Kepler Street - Apollo Hall  
58 Kepler Street - former Union Bank (HO73)  
60 Kepler Street - shop  
62 Kepler Street - shop  
94 Kepler Street - Warrnambool Club (HO65)

Kepler Street road reserve - *Metrosideros excelsa* - row of 9 west side, tree in front of 151-157 Kepler Street and tree in front of 89-77 Kepler Street.

53 Kepler Street - former National Bank (HO181)  
63 Kepler Street - dwelling (Kepler House)  
67-69 Kepler Street - shops (HO62)  
71-77 Kepler Street - shops (HO63)  
89 Kepler Street - dwelling  
91 Kepler Street - shops and rear stone buildings (HO64)  
93-95 Kepler Street - Royal Chambers  
97-99 Kepler Street - shops (HO67)  
101-105 Kepler Street - shop  
107-109 Kepler Street - shop  
121-123 Kepler Street - office  
125 Kepler Street - office (HO68)  
127 Kepler Street - shop  
129 Kepler Street - dwelling (HO69)  
131-133 Kepler Street - office  
145 Kepler Street - shop and residence (HO70)  
147-149 Kepler Street - shops (HO71)  
151-157 Kepler Street - former Criterion Hotel (HO72)

### Koroit Street

160 Koroit Street - shop  
158 Koroit Street - shop  
160A-162 Koroit Street - shop  
168 Koroit Street - shop  
170 Koroit Street - former Warrnambool Standard office

173-179 Koroit Street - former Oddfellows Hall  
185 Koroit Street - Warrnambool Hotel  
193-195 Koroit Street - former Temperance Hall  
197-199 Koroit Street - dwelling  
201 Koroit Street - dwelling



***Liebig Street***

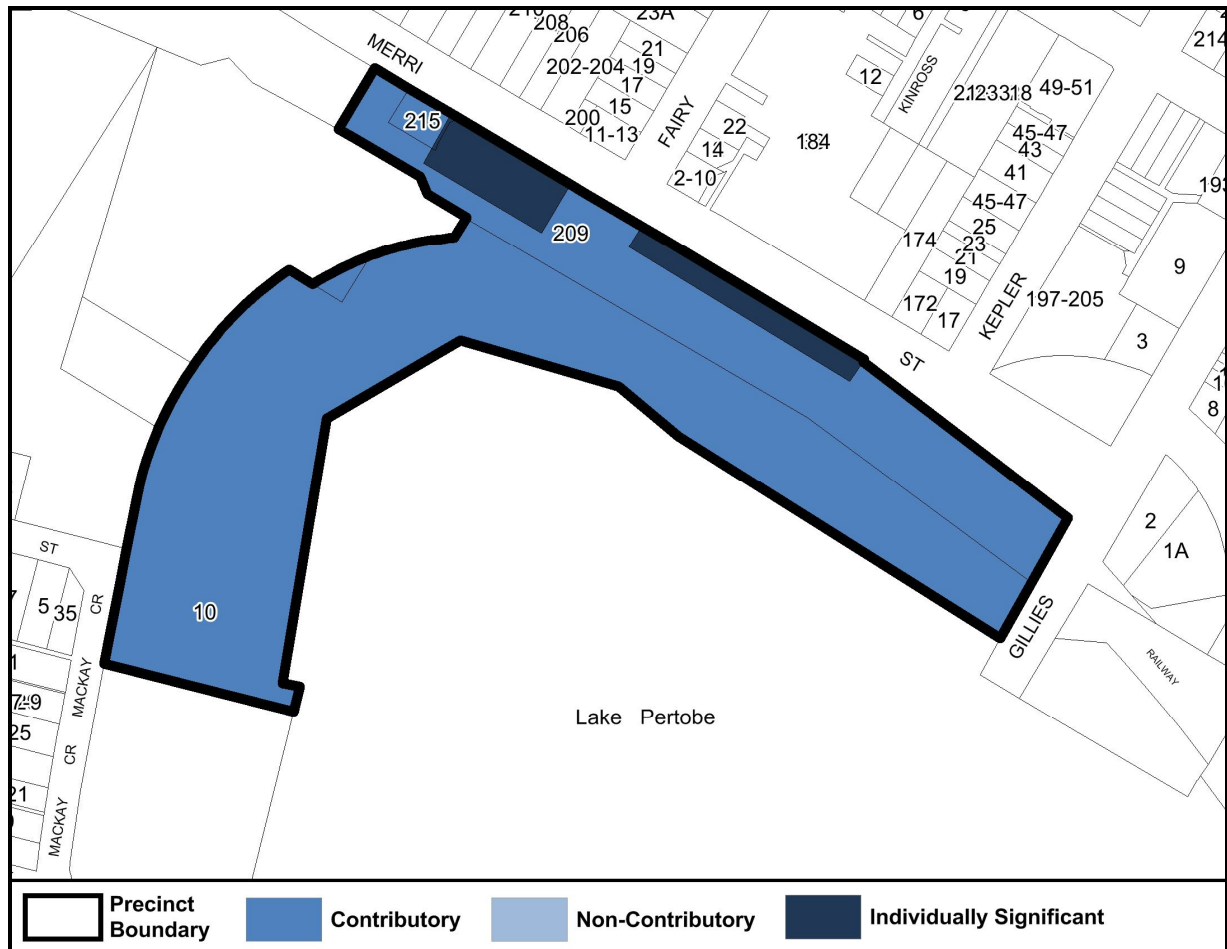
50-58 Liebig Street - former Cramond and Dickson building (HO119)  
60 Liebig Street - shops (HO96)  
62-66 Liebig Street - shops and residences (HO98)  
74, 76 and 78 Liebig Street - shops and residences (HO102)  
80-82 Liebig Street - shop and residence  
86-88 Liebig Street - former Warrnambool Building Society building  
94 Liebig Street - former Jordan Studio building (HO107)  
96 Liebig Street - former Buffalo Building (1928) (HO109)  
98-100 Liebig Street - shops and residences (HO111)

61 Liebig Street - former Commercial Hotel (part)  
63-67 Liebig Street - shops and residences (HO99)  
69-71 Liebig Street - Moomba Café and Milk Bar (HO100)  
73 Liebig Street - shop and residence  
75-77 Liebig Street - shops and residences (HO103)  
79 Liebig Street - shop  
85-87 Liebig Street - shop  
89-93 Liebig Street - shops and residences (HO106)  
95 Liebig Street - shop and residence (HO108)  
97 Liebig Street - shop and residence (HO110)  
99 Liebig Street - shop and residence (HO112)

***Timor Street***

112 Timor Street - Scout Hall  
114 Timor Street - dwelling  
130 Timor Street - former State Savings Bank (HO160)  
132-134 Timor Street - shops and residence  
150 Timor Street - shop (HO119)  
152 Timor Street - shop (HO119)  
158-160 Timor Street - former Commercial Hotel (HO97)  
162-166 Timor Street - row of shops and residences (HO161)  
168-170 Timor Street - shops  
176 Timor Street - shops  
178-182 Timor Street - shops  
186-190 Timor Street - shops (HO163)  
192 Timor Street - shop and residence (HO192)  
194 Timor Street - shop and residence (HO166)  
196 Timor Street - shop and residence (HO167)  
198 Timor Street - shop and residence (HO168)  
214 Timor Street - former Bank of Australasia (HO169)  
222 Timor Street - shops and residences (HO170)  
224-226 Timor Street - shop  
232-234 Timor Street - shop

## 2.25 PRECINCT 25 - RAILWAY (HO325) STATEMENT OF SIGNIFICANCE



### What is significant?

The Railway Precinct extends for most of the southern side of Merri Street from Gilles Street to Henna Street. It includes the 1892 Railway Station building and its associated works, the 1925 Goods Shed which replaced the original sheds burnt down that year, and a substantial retaining wall along Merri Street. It also includes the former Station Master's residence, actually built as the residence for R D Burrall, the manager of the adjacent gas works in the 1880s, and the second gas works residence and offices.

Much of the land had been used for tramway access between the town and the wharfs serving shipping in Warrnambool Bay. A branch line to the Breakwater and also completed in 1890, new shunting yards and goods sheds superseded the old municipal tramway. Other land was taken over from the local salt water bathing establishment. The first official train arrived early in 1890. Its arrival marked a transformation in transportation, both for goods and people. It brought an end to coach travel and provided easier, faster and cheaper. It opened up access to metropolitan markets for exported local produce and facilitated imports. The Railway Station building has been altered and modernised and is in fair condition. It is suffering from poor repairs to the failing mortar.

The Goods Shed, now largely redundant, has been modified by the enclosure of sections of the platforms. It is in poor condition. The former Station Master's residence has been altered at the rear and modernised and is in very good condition. The second Gas Works manager's residence, now redundant, has been altered and its integrity compromised and is in fair condition.

**How is it significant?**

The Railway Precinct is of historical and architectural significance to the City of Warrnambool.

**Why is it significant?**

The Railway Precinct is of historical significance as the representation of a transport revolution which transformed passenger traffic and the import and export of goods and produce. It also marked the immediate conclusion of coach travel and the eventual decline of coastal shipping. It was not superseded itself until after the Second World War and the dramatic rise of automotive transport after the Second World War.

The precinct is of architectural significance for its mix of industrial and residential buildings and especially for the Railway Station building and its associated works.

**Contributory elements and places**

- Mix of industrial and residential buildings

**Merri Street**

209 Merri Street - Railway Station Building (HO127)

215 Merri Street - former Gasworks residence (HO127)

Sandstone Wall - Merri Street (associated with Railway)

Gasworks Site - Merri Street

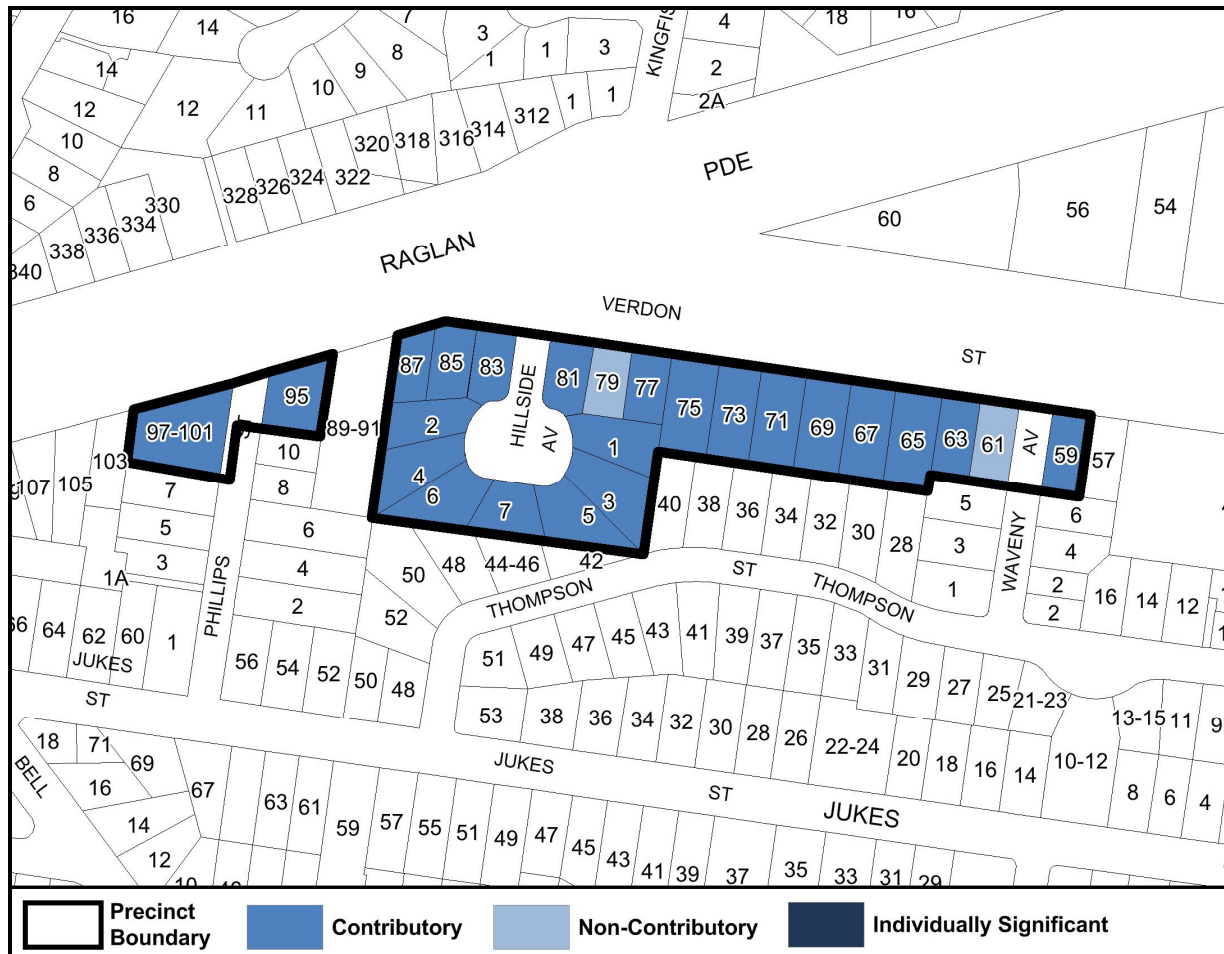
Railway Tracks - Merri Street

Railway Goods Shed

Railway Platform area

Tramway and Embankment (South of Railway Station)

## 2.26 PRECINCT 26 - VERDON STREET (HO326) STATEMENT OF SIGNIFICANCE



### What is significant?

The Verdon Street Precinct is located on the eastern side of Warrnambool, 2.5 kilometers from the city centre and immediately south of the Princes Highway. The western end of Verdon Street and the northern end of Simpson Street was the original alignment of the highway until the mid-1960s.

The land was developed from the late 1950s through to the early 1960s. The elevated position and its northerly prospect meant that the new Verdon Street was an attractive residential address, especially for families who could afford a car. Consequently, garages are an important element of the houses which are remarkably consistent in their date, style, form, scale and materials. Other featured elements are freestone veneered chimneys, patios and picture windows, all typical of the Post World War 2 period.

The houses in the precinct are of consistently high quality and are excellent examples of the suburban dream home, strongly influenced by American models, which eventually became possible with increased prosperity after World War 2.

The most distinctive house, at 97-101 Verdon Street, was built for David Jones, the son of Fletcher Jones, the founder of the clothing cooperative with its factory nearby. Other early residents were senior management at Nestlé's, Warrnambool's other major employer, and successful local businessmen and merchants, along with their families.

The domestic gardens in the precinct are equally consistent and, with the various street trees and the landscaping of the precinct generally, are important contributors to its character. The building stock retains a very high degree of integrity and is in excellent condition as are the public spaces.

### **How is it significant?**

The Verdon Street Precinct is of historical, architectural and social significance to the City of Warrnambool.

### **Why is it significant?**

The Verdon Street Precinct is of historical significance as the best surviving example of post-World War II development in Warrnambool, reflecting its prosperity at the time and various influences from America. It is of architectural significance for its consistent row of suburban 'dream homes', including those of the cul-de-sac, Hillside Avenue.

There is further significance in the houses which were architect designed, specifically those designed by the local architect, Tag Walter. It is of social significance for demonstrating the emerging domination of cars in day-to-day life in the post-World War 2 period.

### **Contributory elements and places**

- Post WWII with garages as a design element,
- Consistent date, style, form, scale and materials,
- Chimneys, patios and picture windows key design elements,
- Domestic gardens,
- Street trees and landscaped setting.

### ***Verdon Street***

59 Verdon Street - dwelling  
63 Verdon Street - dwelling  
65 Verdon Street - dwelling  
67 Verdon Street - dwelling  
69 Verdon Street - dwelling  
71 Verdon Street - dwelling  
73 Verdon Street - dwelling  
75 Verdon Street - dwelling  
77 Verdon Street - dwelling  
81 Verdon Street - dwelling  
83 Verdon Street - dwelling  
85 Verdon Street - dwelling  
87 Verdon Street - dwelling  
95 Verdon Street - dwelling  
97-101 Verdon Street - dwelling

### ***Hillside Avenue***

1 Hillside Avenue - dwelling	2 Hillside Avenue - dwelling
3 Hillside Avenue - dwelling	4 Hillside Avenue - dwelling
5 Hillside Avenue - dwelling	6 Hillside Avenue - dwelling
7 Hillside Avenue - dwelling	

## **SECTION 3: INFORMATION ON KEY TYPES OF APPLICATIONS SUCH AS SUBDIVISION, DEMOLITION OR NEW BUILDINGS.**

The heritage overlay establishes a planning permit trigger for the following classes of application:

- Subdivide or consolidate land,
- Demolish or remove a building (including part of a building),
- Construct a building (including part of a building, or a fence),
- Externally alter a building,
- Construct or carry out works,
- Construct or display a sign,
- Externally paint an unpainted surface,
- Externally paint a building if the painting constitutes an advertisement,
- In some instances, external paint controls, internal alteration controls and control over trees may also apply. The Schedule to the Heritage Overlay will identify whether these additional controls apply to your site.

As different aspects may be taken into account given whether the trigger is demolition or signage, this section of the guidelines addresses the key considerations for the following types of application:

- 3.1 Subdivision.
- 3.2 Demolition.
- 3.3 Removal and relocation of structures.
- 3.4 New buildings in a heritage precinct.
- 3.5 External additions and alterations to contributory buildings.
- 3.6 External additions and alterations to non-contributory buildings.
- 3.7 Internal alterations - things to consider.
- 3.8 Landscapes, gardens and trees.
- 3.9 External painting and finishes.
- 3.10 Fences and hedges.
- 3.11 Signs.



### 3.1 SUBDIVISION AND CONSOLIDATION

A permit is required for subdivision or consolidation of places listed in the Schedule to the Heritage Overlay of local planning schemes and for places on the Victorian Heritage Register.

#### Objectives

- To ensure that the potential negative effects of subdivision on cultural heritage significance of a place are minimised.
- To ensure that an appropriate setting and context for heritage places is maintained.
- To ensure that development which may result from a subdivision does not adversely affect the significance, character or appearance of the heritage place.
- To ensure that heritage places continue to be used and conserved.

#### Guidelines

- The pattern of subdivision should conserve the setting of the heritage place, providing sufficient space to retain garden areas, buildings and other features essential to the character, importance and integrity of the significant property.
- The new subdivision should follow the pattern of existing subdivisions within the precinct
- Subdivision or resultant development should not obstruct or dominate significant views to and from the heritage place and precinct.
- The heritage place should retain visual prominence over all potential development on the subdivided land
- Subdivision should not impact negatively on the significance of the place.
- Subdivision should be avoided or limited if it is detrimental to the associational or historical links which are essential to maintaining significance and understanding of the place
- All applications for subdivision should be accompanied by design guidelines that include proposals for building envelopes, materials, colours and fences to be applied to the subdivided lots.
- Subdivision should not impact on a consistent rhythm and pattern of buildings.
- Subdivision should not adversely affect any interrelationship of a group of buildings.
- If subdivision is put forward as the only means of ensuring the long term preservation of a property, evidence of having examined the feasibility of other alternatives should be submitted with a permit application or conservation management plan.

### 3.2 DEMOLITION

A permit for demolition or removal of a building is required for places listed in the Schedule to the Heritage Overlay of local planning schemes and for places on the Victorian Heritage Register.

#### Objectives

- To ensure the conservation of heritage places.
- To ensure that significant places are protected from demolition or removal, except in extraordinary situations.

#### Guidelines

- Demolition of individually listed heritage buildings and structures should normally be refused except in very exceptional circumstances.
- Demolition of places that contribute to the significance of heritage areas should normally be refused. The gradual loss of contributory buildings in heritage areas, irrespective of the design quality of the replacement building, will undermine the significance of the area and the justification for its protection in the first instance.
- In some cases the demolition of non contributory buildings in a heritage area might only be allowed when a suitable replacement structure has received planning approval. Demolition of the non-contributory building should not occur until a contract to undertake the construction of the new work has been signed. This may form part of a permit condition.
- Demolition of any significant components or significant fabric of a heritage place should be avoided.

- Demolition is acceptable where the subject building, part of a building or structure has been identified as having no significance, is not contributory to the significance of the heritage place, or is intrusive.
- Demolition may be acceptable where the condition of the place has been assessed as being beyond repair, both physically and economically (see Basis). The test of physical condition might be that it is in a ruinous condition under the provisions of the Building Code of Australia. A conservation practitioner should be employed for an opinion in this process as they generally have more exposure to these issues than an equivalent practitioner. Arguments for the demolition of a significant building or structure need to be critically considered on the basis of clearly objective assessments and second opinions may well be necessary. Consultation with the municipal building surveyor should also be sought and possible actions other than demolition considered, such as stabilisation or securing the structure in another way.
- Demolition may be acceptable where the demolition is of a minor part of a significant heritage place and the element is of no significance or where the demolition helps to reveal the significance of the heritage place.
- The demolition of minor parts of a place may be acceptable where it could assist in achieving a greater conservation benefit. For instance, in a large complex all structures may be of some significance. It may be accepted, however, that the loss of some minor parts may be justified for the place to continue to function or to accommodate a redevelopment proposal which achieves the conservation of the greater portion of the site.
- Demolition may be acceptable where fire or other similar damage has occurred, dependant on the degree of damage. The matter is one which requires professional judgement over whether the building or place is beyond reasonable repair/reconstruction and equally whether the significance of the place has been diminished to a degree that it cannot be re-established.

### 3.3 REMOVAL AND RELOCATION OF STRUCTURES

Heritage places should generally remain in their historical location. Cultural significance is often derived from the historical relationship of the place with its surrounds.

Some places were designed to be readily removable or have a history of previous moves, such as prefabricated dwellings. Providing the place does not have a strong associational link with its current site, moving it may be an acceptable option.

If removal does occur, the resulting infill should be considered as a part of the application.

#### Guidelines

- The removal or relocation of a significant heritage building or structure should be avoided. The removal or relocation of a building or structure should be a last resort and only if it is the sole means of ensuring the place's survival.
- Any relocation should be to an appropriate setting and for an appropriate use that is consistent with the significance of the place. This should be determined prior to the relocation and a legal agreement reached to specify the site and level of 'reconstruction' that will occur.
- Where removal or relocation is considered to be the only option available, consideration should be given to the need for recording the place. This will ensure the maintenance of a public record of that place.
- The need for such recording and the approach taken will depend upon the type of place and its degree and type of significance. Options for recording include photographic, measured or photogrammetric documentation, archaeological investigations or other interventionist approaches. The retention of building fabric, architectural details, interior decorations or materials may be desirable. Such recording should be of archival quality and the documentation lodged in an accessible public repository.

### 3.4 NEW BUILDINGS IN A HERITAGE PRECINCT

There are three main ways that a new building may occur in a heritage overlay - as an additional dwelling on a lot; as a new dwelling on a subdivided lot or as a replacement building. In all cases the impact on the significance of the precinct should be a primary consideration.

#### Objectives

- To ensure that new buildings adjacent to heritage buildings or in heritage areas are sympathetic to significance and character of the heritage place.
- To encourage consideration of the context of the heritage place when designing a new building.
- To ensure that new buildings are compatible to and do not overwhelm the significant heritage places that are visually connected to them.

#### Guidelines

The following matters should be considered in assessing the suitability of new buildings:

- **Significance, character and setting** - New building design should relate to the significance of the heritage place and the character of the adjoining buildings and the surrounding heritage place. A preferred approach is to design new buildings in a contemporary manner that is sympathetic to the surrounding area.
- **Visual setting**: New building should always visually relate to the heritage place that is connected to it. New buildings should not visually dominate or obscure views or sightlines to nearby historic buildings.
- **Form, massing and height (scale and bulk)** New buildings should be recessive and never visually dominate or obscure views to contributory buildings in the streetscape. The form, massing, height and bulk of the infill building should reflect the predominant height and proportions of adjacent buildings in the street. In designing new buildings in a historic street, area or group of buildings the height and proportions of the new building should reflect the predominant height and proportions of adjacent buildings and the area. The size and shape of the new building on the site should relate to the surrounding buildings. New buildings should not dominate over significant places.
- **Setback** - If there are uniform setbacks for adjacent significant buildings and/or the street, it is advisable to maintain the setback in any new building. To retain the character of the area the setbacks and orientation of existing streetscapes should be retained. This is especially important for buildings facing the street. Side setbacks and setbacks to laneways should be respected as well as street setbacks.
- **Materials, colour, details** - New building design should relate to and use as reference points, the materials, colour and details of adjacent buildings and the surrounding heritage place. Materials and finishes should be compatible to existing buildings in the streetscape to ensure that the infill building does not stand out. New materials may be introduced provided that they are complimentary to the significance of the heritage precinct. .
- **Roofs** - Roof shape and material should relate to adjoining historic buildings and the surrounding heritage place.
- **Openings** - The proportions and spacing of door and window openings should relate to those of adjoining historic buildings and the surrounding heritage place. New openings should be avoided where possible and existing access points should be utilised.
- **Orientation** - New buildings should be orientated to relate to existing surrounding patterns.
- **Provision for cars** i.e. crossovers - These should reflect the nature of adjoining historic buildings and the rhythm of the area. Existing access points should be utilised where possible. New crossovers should be discouraged.
- **Fencing** - New fencing should be simple, compatible in height with adjoining historic fences, and of a suitable material and spacing to the building and surrounding fences. The exact reproduction of traditional fence styles should be avoided.
- **Details** - Reproduction of period detailing on new infill buildings such as cast iron lacework and timber decoration to gables is inappropriate. Contemporary detailing, however, which is sympathetic to other buildings in the street is encouraged. As with additions and alterations to a significant building, a new building should be recognisable as a product of its time and not create a false impression of age or a style.
- **Design**. The new building should be recognisable as a product of its time and not create a false impression of age or a style. Project homes - Project homes, package or kit homes are generally unsuitable, as they are not designed with specific localities in mind. Modifications to their design may be necessary prior to their construction in a heritage area.

The proportions and spacing of door and window openings should relate to those of adjoining historic buildings and the surrounding heritage place. Their general shape should match characteristics of heritage buildings.

- **Outbuildings** - In most of the City of Warrnambool heritage areas, carports and garages are not traditional street elements. For this reason, carports or garages should not be dominant elements in infill development. Location of garages in front of the dwelling or incorporated into the dwelling should be avoided as there is little opportunity to articulate a garage to respect the street patterning. Garages, sheds and other outbuildings should be erected of similar or compatible materials to the primary building. In residential situations, garages or carports should generally not be located in front of the house. Care should be taken that these are not subject to excess detail and that they are kept simple in design.
- **Signage** - Any signage on new buildings should be contemporary and compliment the character and significance of the area.
- **Landscaping** - New landscaping should be compatible with the character of any surrounding heritage buildings.
- **Site and area analysis** - Applications should be accompanied by an analysis of how the new building relates to nearby historic buildings, incorporating the above elements.

### Rear Infill

It is not always possible to add to a building to the rear in a way that it will not be seen from the street. In these cases the design of the infill must be subservient to the significant elements of the property and the significant aspects of the heritage area.

In addition to Figure 3.4.1 below refer to the alterations and additions – visibility section of these guidelines for information on determining view lines and design of rear additions. As with additions and alterations to a significant building, a new building should be recognisable as a product of its time and not create a false impression of age or an earlier style.

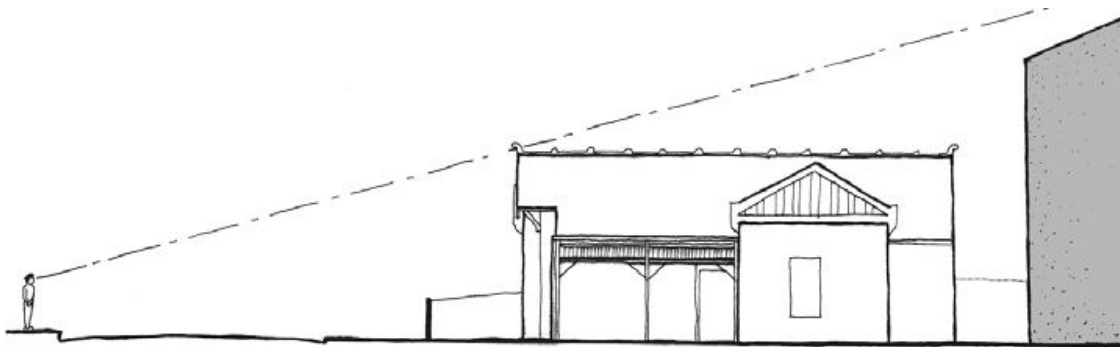


Figure 3.4.1 Site lines drawn to determine visibility of rear infill from the street.

### Infill

A new infill building may be required within the heritage precinct if demolition of a non-contributory building has been allowed or if an empty site exists.

Good and sensitive design of new buildings in heritage areas is essential for retaining the heritage streetscape character.. Good design is essentially about designing in context and having regard to the site and its surroundings. Consideration should be given to the nature of adjoining and surrounding buildings and the overall significance and character of the heritage area.

### 3.5 EXTERNAL ADDITIONS AND ALTERATIONS TO CONTRIBUTORY BUILDINGS

A permit is required to externally alter a building for places listed in the Heritage Overlay of local planning schemes and for places on the Victorian Heritage Register.

#### Objectives

- To ensure that new additions to a heritage place do not detract from or overwhelm the significance of the heritage place.
- To ensure that new additions to a heritage place are in keeping with the context and setting of the place.

#### Guidelines

- New additions should not dominate a heritage place (see Figures 3.5.1 and 3.5.2).
- Additions to facades should generally be avoided.
- Additions should generally be to the rear or less significant elevation or fabric of the building. In some instances it may be found that each elevation has a carefully considered design element, making additions and extensions more difficult to include. In these cases an understanding of the significance of the place, including the design philosophy approach, should be considered.
- New additions should be compatible (able to co-exist) in terms of materials, size, proportions, mass, height, setback, texture, colour, plan configuration, surface configuration and other details to adjoining and/or surrounding significant buildings.
- Care should be taken when considering additions or extensions to a heritage place. New work should be distinguishable from the old. New work should be harmonious and sympathetic with the significant features of the place. This can be achieved by making the new material slightly recessed; a different material to the old; a different texture; surface treatment or by dating the new. The contrast should not be harsh or visually obtrusive.
- Applications should apply site line techniques to determine the degree of visibility of the addition or extension to the public eye. This is especially important where the new building is proposed to be of a greater height than the original building.
- The replication of historic detail in new work should be avoided. Good contemporary design is preferable to copying original design.
- New work should maintain the rhythm, orientation and proportions of the original, especially where visible from the street.
- Design should consider the relationship between openings such as windows, doors and solid walls and the continuation of horizontals such as string courses and plinths. Design should pick up on shapes, mass, scale, heights above the ground of cornices, key mouldings, materials, colours and other details.
- For large additions, the new should be added to the old in a way that it is clearly separate rather than an extension of the original. The two may be joined by means of a visually unobtrusive link.
- Existing openings should be used to facilitate access between the old and the new to minimise the amount of demolition required.
- New roofs should relate to the existing roof form or follow traditional options for additions.
- New work should preserve existing important views of the building and its setting.
- New work should maintain a spatial relationship that is similar with the relationship of the surrounding area to the street or lanes and with adjacent properties.
- New building work should be reversible where possible so to avoid permanent damage to the significant fabric. A situation should be established where, if desired, the new building work could be demolished to reveal the original building.
- Previous additions should be retained where they have attained a degree of significance in their own right.
- Previous additions which obscure part of the original building should be removed where evidence of the original is insufficient to enable accurate reconstruction.
- Additions may be removed if they are a great deal less significant than other work, or if they have a negative impact on the understanding of the significance of the place.

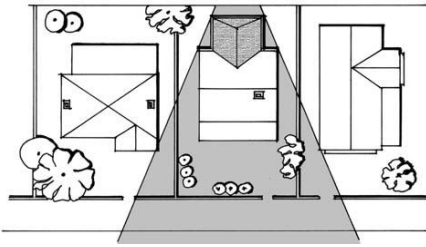


Figure 3.5.1  
How to determine sight lines

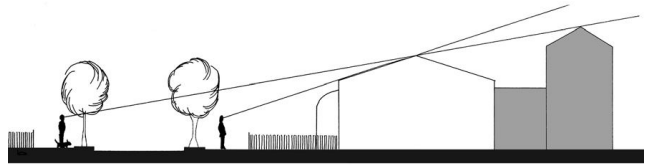


Figure 3.5.2  
Sight lines drawn to determine visibility of the addition from the street

### Scale and massing

It is not always possible to add to a dwelling in a way that will not be seen from the street. The design of an addition visible within a heritage area requires careful consideration. Any addition should be recessive to the original dwelling and the streetscape to ensure that the heritage precinct retains visual dominance. This can be achieved by retaining existing setbacks and working within the building envelope as determined previously.

### Rear additions

A rear addition that is not visible from the street is the preferable option when considering adding to your significant dwelling. It will have less impact on the street elevation of the significant dwelling and the character of the heritage area. This also often allows for a larger scale addition, if the setback means that the existing building screens the impact (Figure 4). Rear additions should be clearly articulated from the original.

### Connection of an addition

Major additions of a size comparable to or greater than, the existing building should be treated as a separate visual entity or should be provided with a visual break between the new and the old section. This can be achieved by using the following methods:

- Articulate both sides of the new addition in from the original building's walls (see Figure 3.5.3a).
- Use a different building material on the new addition.
- Create a link building of a smaller scale between the old and the new sections (see Figure 3.5.3b). This is often referred to as a 'wasp waist'.
- Reduce the height of the new addition so that it is under the projecting eaves of the existing building.
- It may also be appropriate for the new addition to be lower in height so that it is under projecting eaves of the existing building (see Figure 3.5.3c).

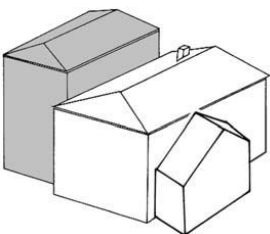


Figure 3.5.3a  
Articulate walls of new addition

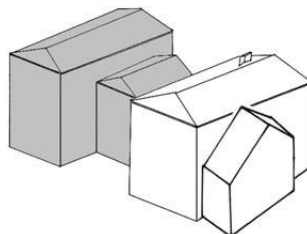


Figure 3.5.3b  
Link new addition with wasp waist

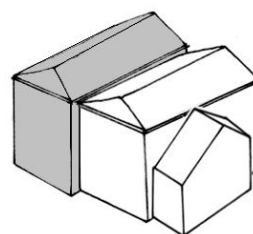


Figure 3.5.3c  
Bad example of an addition with no side setbacks



## Carports, garages and outbuildings

Carports and garages, although often open structures, can have a substantial visual impact on existing dwellings. Retention of original carports/garages is encouraged. Location of carport/garages in the front setback of dwellings is to be strongly discouraged. All options for location of parking at the rear or side of properties should be explored. If locating the carport/garage at the side of property they should be setback from the front facade by at least the same distance as the garage is wide. Position carports/garages at the rear of properties if possible. Where an original garage is to be replaced, a new garage should be located in the same place. Avoid attaching the carport/garage to the dwelling and ensure that it appears as a separate visual entity. Continuing an existing wall without a break or change of materials to form a garage is not acceptable.

The carport/garage should be of a simple design so as not to dominate the street facade. As a general rule they should be at a smaller scale than the dwelling, have a similar roof form and should not contain elaborate ornamentation. As is the case with additions, do not copy decorative details from the dwelling as this detracts from the significance. Double garages are not favoured due to their size and bulk. Where doors are required use tilt up timber faced doors. Roller doors require greater heights, and the materials are not compatible with most heritage dwellings. Ideally, new garages should imitate the materials of the original, or of the existing dwelling. In cases where the existing dwelling has terracotta tile roofing, corrugated iron is a suitable substitute.



Figure 3.5.4  
Good example of a garage, set well back in the original location, using sympathetic materials.  
Does not dominate the original dwelling.

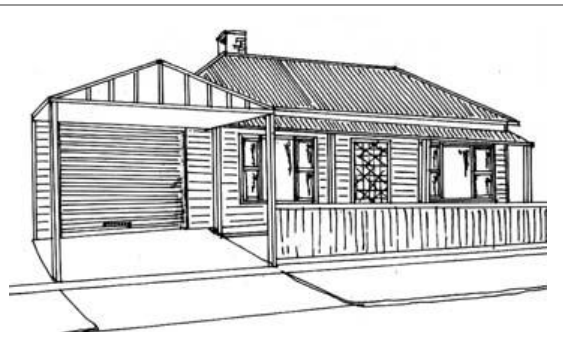


Figure 3.5.5  
Poor example of a garage set at the front of the house and attached to the side of the residence.  
Dominates and detracts from the original dwelling.

## **3.6 EXTERNAL ADDITIONS AND ALTERATIONS TO NON CONTRIBUTORY BUILDINGS**

A permit is required to externally alter a building for places listed in the Heritage Overlay of local planning schemes and for places on the Victorian Heritage Register. Where a building is listed as non-contributory the key considerations relate to the setting and character of the precinct.

### **Objective**

- To ensure that new additions to a heritage place are in keeping with the context and setting of the place.

### **Guidelines**

- New additions should be compatible (able to co-exist) in terms of materials, size, proportions, mass, height, setback, texture, colour, plan configuration, surface configuration and other details to the contributory buildings in the precinct.
- Applications should apply site line techniques to determine the degree of visibility of the addition or extension to the public eye. This is especially important where the new building is proposed to be of a greater height than the original building.
- The replication of historic detail in new work should be avoided. Good contemporary design is preferable to copying original design.

- New work should maintain the rhythm, orientation and proportions of the original, especially where visible from the street.
- New work should maintain a spatial relationship that is similar with the relationship of the surrounding area to the street or lanes and with adjacent properties.

### 3.7 INTERNAL ALTERATIONS - THINGS TO CONSIDER

A permit for the alteration of an interior of a heritage place is occasionally required for places specified in the schedule to the Heritage Overlay of local planning schemes and for the alteration or subdivision of places on the Victorian Heritage Register. This control will be signaled in the schedule to the heritage overlay.

Internal alteration controls will normally only apply to interiors of particular note and significance. The planning controls relate only to the structural elements of the interior, applied internal decoration and fixtures. Local planning scheme controls cannot protect movable contents such as curtains, carpets, furniture, etc. The Heritage Act, however, is able to protect movable objects associated with the heritage place.

Whilst it is rare for a permit for internal alterations to apply to a dwelling in a precinct, many owners may wish to manage the interior of their buildings.

#### Things to consider

##### *Layers of decoration*

- Attention should not necessarily be placed on any one period of a building's history unless one period is significantly more important than the others. It may be that changes should be retained as contributing to the understanding of the significance of the building.
- Previous partitioning of large interior spaces that has no inherit significance and has affected the interpretation of the original room may be removed.

##### *Building Elements and Fabric*

- Floors, ceilings and walls in highly significant rooms and spaces should not be altered or removed.
- Ceiling heights and surfaces should be maintained wherever possible. Ceilings should not be lowered in important spaces or rooms and original plaster and lath ceilings, decorative plaster work and pressed metal ceilings should be retained and conserved.
- Replacing lath and plaster walls and ceilings with plasterboard should be avoided.
- New internal work should not alter the floor levels of the old building where visible from the exterior or where this may upset the volumes of a significant internal space. For example, the construction of large glazed atriums within historic structures, which previously contained a number of floors, should be avoided.

##### *Decorative Finishes*

- Interior finishes such as original or early wallpaper, paint, stencilling, marbling, wood graining, panelling, plastering and ceramic tile surfaces should be retained and conserved.
- Where removal of significant decorative treatments is necessary for the conservation of the building, such as to access rising damp, a conservation professional should always be involved. All actions should be fully recorded, including hidden surfaces where they are exposed (e.g. layers of wallpaper or paint).
- Sometimes childrens drawings may be found beneath wall paper. Either re-wallpaper or document the drawings if painted over and pass on this information to any future owners.

##### *Interior Fixtures*

- Interior fixtures such as original or early light fittings, door and window hardware, window shutters, kitchen and bathroom fixtures, fire places and over-mantles should be retained and conserved. Missing fixtures should be replaced in kind where possible.

- Remove any discordant fixtures which are not significant and that affect or cut through historic surfaces. Damage should be made good.
- Simple and inconspicuous fixtures for modern services that are sympathetic to their surrounds giving particular attention to colour, size and proportion should be used. For example, ceiling mounted pull cord light switches avoid the need to chase walls to lay cabling.

#### *Openings in the fabric*

- Original interior doors should not be removed or relocated. Cutting new doorway openings in walls should be avoided, if an existing doorway can be adapted. Where creation of a new doorway is acceptable, the door and its surrounding mouldings should be simple in design, unobtrusive, interpretive of the existing but distinguishable as new.
- Where a larger opening is required, evidence of the wall should be retained. This can be achieved by methods such as retaining wall nibs and making openings only to door head height.

#### *Building circulation*

- Historic patterns of access and movement (i.e. entrances, hallways and passageways) should be maintained.
- Stairways in their historic locations should be retained and conserved and their use in the building's circulation system should be maintained.

#### *Service and safety elements*

- New service elements such as hot water radiators should stand clear of historic services and should avoid damaging historic fabric.
- Air supply and return louvre grilles should be incorporated discreetly (egg as slots or grilles aligned with and designed as mouldings or cornices).
- Damage to significant interiors by the introduction of fire services should be avoided.
- In significant interiors, smoke detectors, alarms and sprinkler heads should be installed using concealed hardware. Recessed ceiling detectors and pop-down sprinkler heads should be used.
- Emergency exit signs should be mounted so as to cause little damage to historic interiors.

### **3.8 SIGNIFICANT TREES**

A permit is required to remove, destroy, prune or lop a tree that is identified in the schedule to the Heritage Overlay of local planning scheme as a place where tree controls apply or specified on the Victorian Heritage Register.

The effects of development on significant trees may be many and unanticipated. For example, the construction of services which requires trenching, hard paving for car-parking and building construction in close proximity to significant trees may jeopardise their health and appearance. As roots are often hidden and extend beyond the canopy edge of the tree, they are often ignored or forgotten and changes to the soil environment may occur which cause damage to the trees and may result in their death. Most root growth is lateral and the diameter of spread can be approximately 2-3 times the height of the canopy. Tree canopies are also susceptible to damage through the carrying out of building and works.

Before deciding on an application that may affect a significant tree, consideration should be given to the need to obtain advice from a professional arborist. Arboricultural advice may be advisable in the planning stage to locate buildings, works and trenches to avoid tree damage. Pruning of the canopy, especially to balance root loss, and for such matters as appropriate watering, fertilising, maintenance, insect and disease prevention may also require arboricultural advice.

#### **Objectives**

- To ensure significant trees are adequately conserved, maintained and cared for.
- To ensure the significance of trees is not impacted on by proposed development.

### Guidelines

- A report from an experienced arborist should be obtained to offer professional advice.
- Significant trees should be retained and conserved.
- In some instances emergency works may be required to a tree to ensure public safety. Evidence that this is the situation should be provided.
- Pruning that is not necessary and that will affect the significance of the tree should be avoided.
- Building up the soil level within the canopy of a tree and around the trunk should not occur (e.g. when levelling or terracing or in the construction of garden beds around trees or when storing soil, gravel, etc. during adjacent works).
- Soil excavation for building foundations, pools, underground services, drains, paths, roads, etc., near trees should be avoided so as not to damage roots or affect tree drainage and water supply.
- Alternative building techniques, such as pier and beam construction, should be investigated and adopted if it will assist in protecting a significant tree.
- The placement of buildings and structures should be considered to avoid tree and root damage and changes to the soil aeration and moisture.
- The impact of the removal of a historic tree should be considered to avoid a rise or fall in the water table which may result in damage to the material of a nearby building, or for the loss of shade or setting in the vicinity of a heritage place.
- The removal of a tree should be avoided where it may result in damage such as cracking of a monument or building due to a change in the chemical composition of the soil.
- If construction close to a significant tree (i.e. within 3-5 metres from the canopy edge) is unavoidable, it may be necessary to thin and shape the canopy to compensate for root loss.
- Buildings should be carefully sited at the planning stage to ensure that risk of wind damage to the tree is minimised.
- The construction of paths, driveways, fencing and hard paving over the root system of a tree should be avoided so as not to interfere with aeration and the water and nutrient supply to the roots.
- Where paving is required beneath a tree, the paving should be kept as open as possible. Root removal and soil compaction should be avoided.
- Compaction of soil by vehicles travelling or parking over roots should be avoided.
- Damage to canopies and microclimate (changes in wind velocity and pattern) from excavation, construction, especially damage to tree trunks by machinery and equipment and through the location of new buildings (eg heat reflection from buildings) should be avoided.
- Potential damage from the impact of chemical and other substances such as herbicides, detergent, evaporating pool chlorine, lime, cement, oil, leaking gas, should be avoided.
- Where it is unavoidable to remove a significant tree, replanting of the same species (or a similar tree) should be encouraged.

### 3.9 LANDSCAPES, GARDENS AND TREES

A garden, park or cultural landscape may be identified as a heritage place on the schedule to the Heritage Overlay in the local planning scheme or on the Victorian Heritage Register.

#### Objectives

To ensure that the significance of a cultural heritage landscape or garden is not compromised by proposed development or mismanagement.

#### Guidelines

- Significant gardens should be subject to a conservation plan prior to any major works including planting.
- Reconstruction of a garden (returning it to its original form) should only be undertaken when the later changes adversely impact on the primary significance of the place, are of little cultural value and where there is detailed evidence of the form, plantings etc of the original garden.
- Original or early design, layout, plantings, fencing, paving, furniture, garden structures, etc should be retained and conserved.

- Work that will negatively affect the significance of the garden should be avoided.
- Consideration should be given to the effect of any development applications on:
  - current and previous property boundaries;
  - structures, including buildings, garden structures, fences, walls, enclosures, paths, walks, driveways, etc;
  - plants and vegetation;
  - evidence of past horticultural practices;
  - utilities;
  - views and vistas in the garden, as well as views into and out of the garden;
  - location of natural features, such as rock outcrops, water forms, etc.
  - New work (both hard and soft landscape features) should be in sympathy with the existing landscape character of the garden.
- New work should maintain significant views and vistas to and from the garden.
- Subdivision should be avoided where it will adversely affect the significance of the garden (e.g. changes original boundaries or destroys part of the garden).

### 3.10 EXTERNAL PAINTING AND FINISHES

A permit to paint an unpainted surface is required for places listed in the Heritage Overlay of local planning schemes. A permit is also required to paint a building identified in the schedule to the Heritage Overlay as a building where paint controls apply is required. A permit is required for places listed on the Victorian Heritage Register.

#### Objectives

- To ensure significant painted finishes and other treatments are conserved in an appropriate manner.
- To enhance the understanding and appearance of heritage places through the use of appropriate external painting.

#### Guidelines

##### Painting of unpainted surfaces

The painting of originally unpainted surfaces in most situations should be avoided.

In some instances a render or decorative finish may be required to protect physical fabric i.e. decay or deterioration. In such cases the choice of finish, in terms of type and colour, should be directed by the nature of the material which is to be coated and the type and historic style of the structure.

##### Paint Colours and other External Decorative Treatments

- Unpainted surfaces such as brickwork, render, stonework, timber and rare or unusual surface treatments (e.g. limewash) should not be painted.
- Painting in commercial paint schemes should be avoided where the colours are not suited to the era of the building and/or precinct
- For places of particular significance which have later paint schemes applied, it may be appropriate to reconstruct an earlier painting scheme based upon original research and evidence (e.g. well analysed paint scrapes).
- If it is not possible to determine the original scheme, or the scheme is not considered desirable, the second preferred approach should be to use colours appropriate for the period, in a traditional manner. This would mean using early photographs to determine where light and dark colours were used, and picking appropriate colours that relate to the
- Period of construction / style for those areas using readily available heritage paint charts.
- The application of heritage colours to contemporary structures in heritage areas may be confusing and should be discouraged.
- Preparation for painting should be undertaken carefully and should not remove all evidence of the original or early paint schemes.
- Abrasive paint removal methods such as sandblasting usually damage the surface of brick, stone and timber and should not be used.

- Sandblasting may be suitable for removal of paint from iron but should be carefully considered for its impacts before use. If such a method is allowed, a test panel should be required for approval prior to the remainder of the work being undertaken.
- Consideration should be given to:
  - Whether the proposal is for a highly significant building where it may be preferable to research and reconstruct the original colour scheme and finish.
  - Whether the place forms part of a cohesive group in which there is consistency / uniformity of treatment (ie a row of terrace housing or shops). This may be difficult to determine without detailed investigation but some attempt should be made to establish the situation (e.g. a row of terraces designed / built at the same time by the same designer / builder).

### 3.11 FENCES AND HEDGES

A permit is required to demolish or remove a fence and to construct a fence for places listed in the Heritage Overlay of local planning schemes and for places on the Victorian Heritage Register.

#### Objectives

- To ensure that original and significant fences are retained where possible.
- To ensure that new fences are constructed in a manner sympathetic to the significance of the heritage place.
- To enhance the understanding and appearance of heritage places through the use of appropriate fences.

#### Guidelines

- Significant fences and gates should be retained and conserved.
- Early rural timber and wire fences, post and rail fences, log and chock fences, dry stone walls, brush fences, hedgerows and patent metal fences are rare and should be retained and conserved.
- Significant fences, gates and walls, which have been damaged or have deteriorated, should be repaired rather than replaced. It should be possible on close inspection to tell the new repair work from the original material in the fence.
- Aluminium or steel rods should not be used to repair or replace elements of iron palisade fences as they can cause corrosion of original material.
- Significant fences should not be increased in height. For privacy and noise reduction a hedge or planting behind a traditional fence might be an acceptable alternative. Hedges can be effective in terms of noise reduction. A plant species appropriate to the period of the house would be suitable.
- High solid fences are not acceptable as they can dramatically change the streetscape character by limiting views and altering characteristic street lines established by repetition of existing fence heights. Fences in precinct areas are rarely over 1300mm in height and no new fences should be over this height.
- The reconstruction of a previously demolished fence for a heritage place should be based on evidence and research of the previous fence. If no evidence can be found, the new fence should reflect the design materials of a typical fence for that house style, without replicating historic detailing.
- New fences in a heritage area or for historic buildings, where there is no evidence of the original, should be simple in design and reflect fence heights of significant fences in the area, material, style, spacing and openings. Generally, this is below 1.2m in height, with 50% visual permeability. Replication of historical detail in new fences is not appropriate. Individual details can be incorporated to make the fence special.
- Fence colours should suit the style of the dwelling and be in keeping with the streetscape.
- Where no fence was ever intended in a heritage area or for a historic building, alternative options should be encouraged, such as landscaping, window glazing, etc.

### 3.12 SIGNS

A permit to construct or display a sign is required for places listed in the Heritage Overlay of local planning schemes and for places on the Victorian Heritage Register. Historically, signs were rarely placed on pilasters, architectural mouldings or across rustication (incised decorative patterns). They were placed so as to allow the architectural details of buildings to remain prominent.



### Objectives

- To ensure that signage does not have a detrimental effect on the cultural heritage significance of a place.
- To ensure the retention and conservation of historic signs.

### Guidelines

- Generally, signs on individual buildings or within areas of heritage significance should be discreet and should complement the building or area. They should not cover or obscure significant fabric.

### Fixing

- New signage where attached to the place should be capable of being removed without causing damage to the fabric of the place.
- Signs were rarely suspended below verandahs of 19th century and early 20th century buildings. Signs suspended below these verandahs should be discouraged. If allowed, the signs should be small and painted in an unobtrusive colour.
- New signs should be discouraged from being cantilevered from the shell of 19th and early 20th century buildings.

### Placement

- Advertising should be placed in locations on the building that would traditionally have been used as advertising areas. If the building has no such locations, advertising signage should be discouraged as it would be inappropriate. Instead, a small sign fixed on the fence or a where there is sufficient space, a small free standing sign should be used.
- Skysign opportunities will be rare. No signs should break a historic parapet or roofline of a building. A possible exception is single-storey verandah rooflines, where signs sometimes project above verandah spouting or across the verandah roof.
- The location of a sign on side-walls should be carefully considered. The sign should not dominate the wall or detract from the historic significance of the place.
- The architectural characteristics of a place should always dominate. For example, signs should not be placed on first floor verandahs, balustrades, in front of windows or in front of cast iron verandah frieze work.
- Signage does not necessarily have to be attached to a building, and where there is sufficient space, owners or tenants should explore free standing signage options.

### Design

- It is not usually necessary to attempt to create or recreate an 'historic' character in advertising, however modern standardised 'trademark' advertising may not always be appropriate. Some modification may be necessary to the size, materials and illumination of 'trademark' advertising where affixed to heritage buildings or in heritage areas.
- As the external colours applied in different historic periods varied and were more limited in range than today, it is wise to research appropriate colour ranges for places in heritage areas.
- No new signs should be painted on unpainted masonry walls.
- Fluorescent and iridescent paints should be avoided.

### Corporate Signs

- Corporate image requirements such as specific colours, should be adapted to suit the individual location and building. The importance of the heritage area should be emphasised through the adaptation of any corporate image.
- Corporate signs should not detract from the detail or decoration on an established building.
- Non-standard designs of signage can reinforce the cultural and visual qualities of the heritage building or area. While the non-standard sign may be more expensive for the corporation, it can also be marketed as a commitment to retaining the cultural significance of the place and respect for the local area.
- Large corporate bodies, including banks, fast food outlets and service stations often have standard requirements for large signs in excessive locations. Negotiations should always be entered into with these bodies to minimise their impact on the heritage area.

### Illumination

- Illumination of signs should be carefully considered as they often detract from the significance of an area. If signs are to be lit, they should preferably be illuminated by external lighting. Small neon signs hanging inside the windows of shops may be acceptable because they are more in the nature of a window display than a dominant streetscape element.
- There are exceptions to the use of internally illuminated, neon and flashing signs where they are an accepted component of the cultural history of the area.

### Historic signs

- Surviving early historic signs including permanent lettering cut into stone or in raised cement render, painted signs, sign panels etc. will often be of intrinsic significance and should be conserved.
- Repainting/replacement of elements of historic signs should only be undertaken if the significance of the sign will not be affected by the repainting/replacement of elements.

### Context

- In the case of country towns, it is important to pay particular attention to the view from the road as one enters the built-up area. Careful consideration should be given to the placement of any advertisements, so as not to detract from the visual qualities of historic townscapes.
- Contemporary signage may be suitable in some heritage areas where the character of the area necessitates modern interpretations.

### Multiple tenants in one heritage place

- Places with multiple owners or tenants should prepare a signage policy for the whole of the heritage place. The number of signs should be restricted to avoid visual clutter.
- Signs that are not related to the owner or major tenant of the site should not be supported.