



CITY OF HOBSONS BAY

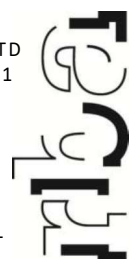
Spotswood Activity Centre Structure Plan Heritage Review Methodology, Findings & Recommendations

March 2022

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Acknowledgement of Country

We acknowledge the First Nation people whose ancestral lands we live and work upon and respect their continued connection to the land, sea, and culture.

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Cover images:

Upper: 87-89 Hudson Street (left) and State Savings Bank Home (right)

Lower: Former Shell Warehouse (left) and 19 Bernard Street (right)

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1 INTRODUCTION

1.1 Purpose

This report has been prepared by RBA Architects + Conservation Consultants to summarise the Spotswood Activity Centre Structure Plan Heritage Review 2022 for Hobsons Bay City Council. The aim of the Review was to inform the development of the Spotswood Activity Centre Structure Plan.

1.2 Overview of Review

The Review consisted of two stages:

- Stage One –review of the heritage overlay controls relating to HO30 Spotswood Residential Heritage Precinct and adjacent areas.
- Stage Two – a gap study of the wider Spotswood Activity Centre Structure Plan Area.

1.2.1 Stage One

Summary

Stage One of the Review was initiated to review the Spotswood Residential Heritage Precinct (HO30) and the adjacent residential and commercial areas. This was because various inconsistencies had been identified by Council officers with the heritage controls relating to HO30.

For example, the mapping of HO30 in the existing citation within the *Hobsons Bay Heritage Study*,¹ vol. 3 Heritage Precinct and Place Citations, Part 1 – Heritage Precincts' (amended 2017) was different from the HO maps contained in the *Hobsons Bay Planning Scheme*. In addition, a number of properties were identified as contributory in the existing citation but were not covered by HO30.

The boundaries of HO30 were reviewed and consideration was given to buildings in adjoining streets. In total, about 300 places were assessed in the Spotswood residential area. An updated Citation/Statement of Significance for HO30 was prepared.

The scope of Stage One increased after undertaking the preliminary work as three additional places of potential heritage significance were identified:

- 87-89 Hudson Street (two shops)
- Spotswood State School (Melbourne Road)
- Group of prefabricated workers housing related to the Australian Glass Manufactures corporation.

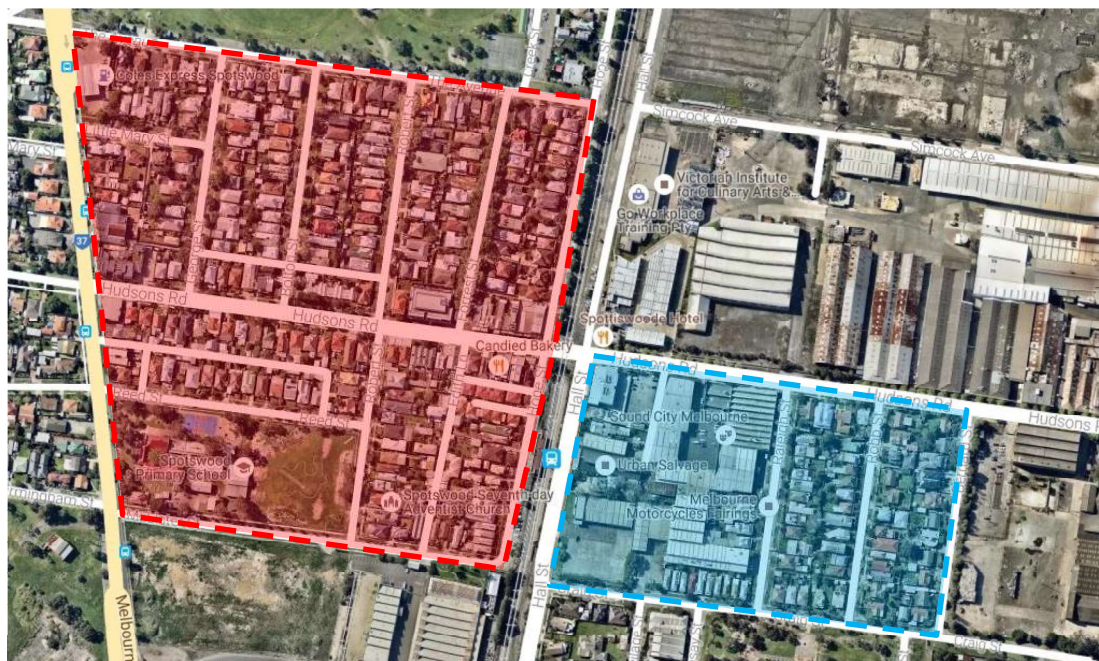
Citations were prepared for 87-98 Hudson Street, Spotswood State School, and the AGM workers housing precinct.

Study Area

The study area for Stage One consisted of two discrete sections as below:

- A larger area, west of the railway line, bound by The Avenue (north), Melbourne Road (west), McLister Street (south) and Hope Street (east).
- A smaller area, east of the railway line, bound by Hudsons Road (north), Hall Street (west), Craig Street (south) and Bernard Street (east).

All the properties, primarily residential with a few public and some commercial (non-industrial) buildings, were reviewed.



Aerial photograph of Spotswood with study area indicated (red and blue). Commercial/industrial properties in the blue area were not reviewed as part of this stage.

(Source: Nearmap, showing 8 October 2016)

1.2.2 Stage Two

Summary

Following the work undertaken in Stage One the scope of the project was increased to include a second stage. The aim of the second Stage was to address potential gaps in the protection of built heritage fabric in the wider Spotswood Activity Centre Structure Plan Area.

Stage Two consisted of two phases:

- Phase 1:
 - a review of places outside the existing heritage overlays to identify places of potential heritage significance.
 - a review of the efficacy of the existing heritage overlays (outside of those reviewed under Stage One).
 - recommendations for further detailed research (preparation of citations) to be undertaken in Phase 2.
- Phase 2:
 - The preparation of citations for places of potential heritage significance identified in Phase 1.

Study Area

The study area for this stage was the whole Spotswood Structure Plan Area, the main central residential/commercial area of Spotswood, as shown below:



Aerial map with the Spotswood Structure Plan area outlined in red
(Source: Nearmap)

1.3 Study Team

The RBA team for this project consisted of Anthony Hemingway (architectural historian), Katrina Keller (heritage consultant) and Sebastian Dewhurst (heritage consultant).

2 BACKGROUND

2.1 *Hobsons Bay Heritage Study (2017)*

The *Hobsons Bay Heritage Study* was created via Amendment C34 (2007) through the amalgamation of the following earlier suburb and thematic studies:

- *Williamstown Conservation Study*, 1993
- *Altona, Laverton and Newport Districts Heritage Study*, 2001, including the *Hobsons Bay Thematic Environmental History*
- *City of Williamstown Conservation Study Review*, 2002

Since that time, the *Hobsons Bay Heritage Study* has been regularly reviewed and updated, including via the following Planning Scheme Amendments:

- Amendment C34 updated the Heritage Overlays and introduced the two incorporated documents into the Hobsons Bay Planning Scheme: 'Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay 2006' and 'Guidelines for Infill Development in Heritage Areas in Hobsons Bay 2006'.
- Amendment C68 (January 2010), corrected anomalies within the Heritage Study and removed some properties incorrectly listed as contributory.
- The 2010 version was updated to the 2014 version with the addition of 179 Melbourne Road, Williamstown as a contributory graded building under HO27.
- Amendment C107 created the current 2017 version, with the removal of the Altona Refinery (HO202).

Grading System

In the *Williamstown Conservation Study*, A to E gradings were used in descending level from 'state importance' to 'altered but recognisable from its construction period but not contributory to a streetscape'. A two-tiered grading system was first introduced in the *Altona, Laverton and Newport Districts Study*.

In the *City of Williamstown Conservation Study Review*, the contributory/non-contributory grading system was subsequently applied to properties previously covered by the *Williamstown Conservation Study*. This is the grading system that has been utilised for this current review.

2.2 HO30 in the *Hobsons Bay Heritage Study*

Summary

HO30 Spotswood Residential Heritage Precinct and adjacent areas was the focus of Stage One of this study.

Statement of Significance

A Statement of Significance was prepared for HO30 in Vol. 3 of the *Hobsons Bay Heritage Study* (pp 211-212), and reads as follows:

What is Significant?

The Spotswood Residential Heritage Precinct, which comprises all land in HO30 and includes properties in George Street, Hope Street (part), McLister Street (part), Robert Street (part) and The Avenue (part) in Spotswood.

How is it Significant?

The Spotswood Residential Heritage Precinct is of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it is significant for its ability to demonstrate the two key phases of development in Spotswood during the Victorian and Edwardian-Interwar eras, which was a consequence of the development of industries and railway-related infrastructure in the area. (AHC criterion A4)

Aesthetically, it is significant for the small relatively intact groups of representative housing from the Victorian, Edwardian and inter-war periods. They are notable for their consistent character, which is derived from the predominantly weatherboard single storey detached houses that have similar form, scale, detailing and materials. The historic character of some streets is enhanced by mature exotic street trees and bluestone kerbing. The group of Victorian single fronted Italianate villas in Hope Street is especially notable as rare examples of this style of dwelling in the municipality. (AHC criterion B2 and E1)

On this basis, the following places and other elements contribute to the significance of the precinct:

Bolton Street (odd) 3, 5, and 19, 21, 23, 27 and 29 (even) 6-12, 18.

- Craig Street (even) 52-70.
- Forrest Street (odd) 7, 9 and 19-21 (even) 2, 10-14, 20-24.
- George Street (odd) 3-11 and 23 (even) 6-14 and 22.
- Hope Street (odd) 1-13.
- McLister Street (even) 2.
- Robert Street (odd) 49-59.
- The Avenue (odd) 35-41.
- Mature Street trees.
- Bluestone kerb and channelling

It is noted that, buildings dating to the Victorian, Federation/Edwardian and Interwar periods are identified as contributing to its significance, within the statement of significance.

Mapping

There are however some inconsistencies between the precinct as defined in the *Hobsons Bay Heritage Study* and how it is mapped in the *Hobsons Bay Planning Scheme*.

In the citation for HO30, sites in some of the nearby streets (Bolton, Craig, Forrest, Robert) were also listed as contributory to the significance of the precinct and marked as such on the below map that is currently included in the citation.



Map of HO30 – Spotswood Residential Heritage Precinct
(Source: *Hobsons Bay Heritage Study*, p216)

The mapping in the citation (described above), is however different from the mapping in the Hobsons Bay Planning Scheme – shown on HO maps nos 4 and 5.

HO maps nos 4 and 5 only includes three groups of buildings, as follows:

- George Street (nos 1-23 and 6-26) and the adjacent section of The Avenue (nos 35-41).
- Robert Street, a section at the north-west end of the street (nos 49-59).
- Hope Street at the southern end (nos 1-13), including one adjacent property in McLister Street (no. 2).



HO Map 4 +5
(Source: *Hobsons Bay Planning Scheme*)

3 METHODOLOGY

3.1 Introduction

The following section provides an overview of the methodology utilised for the review.

3.2 Stage One

3.2.1 Initial Review by Council

Due to the irregularities around the heritage overlay controls for HO30, Council officers undertook a preliminary onsite inspection of each property in HO30 and compiled a schedule of places for which they believed the existing grading was incorrect or required further investigation.

Inspections of each place were completed between December 2014 to January 2015 and included a visual assessment of each property from the street. Places for which the Council Officer was in doubt about the existing grading were photographed and entered into a database.

In addition to those properties identified by the Council Officers, a number of properties flagged by others as potentially having an incorrect grading were also included in the database. These properties had been identified by statutory planning officers while assessing planning permit applications (as well as other experts and residents).

3.2.2 Subsequent Review by RBA Architects

RBA completed a brief desktop review of each property identified by Council database, using photographs provided by Council as well as Google Street View. Places for which RBA believed that no change was required were removed from the review.

In January 2016, RBA conducted onsite inspections (from the street) of HO30 and adjacent areas to review the boundary of the precinct and assess gradings. Each place was photographed, and details recorded.

Following the site visits, some research was completed for many of the properties to clarify the construction dates as well as later changes/alterations which had occurred. More detailed research was undertaken for the proposed individual and precinct overlays. Sources used included the following:

- MMBW detail plans were referred to for most of the study area.
- Other historic maps and plans - Parish plan, subdivision plans, etc.
- Historic photographs: including a 1930 photograph looking west over the study area showing the Australian Glass Manufacturers' plant in the foreground.¹
- Newspaper articles (primarily from the *Age*, *Argus*, *Williamstown Chronicle*).
- Sands and McDougall's Directories (Melbourne and Victoria).
- Certificates of title.
- Public Building Files (held at PROV).
- Victorian Government Gazettes.
- Google Maps and Google Street View.
- Hobsons Bay City Council Online Permit Manager (greenlight).

¹ 'Aerial view of the MMBW pumping station at Spotswood [...] and Australian Glass Manufacturers', C D Pratt, 1930, State Library of Victoria, H29860

A revised citation – including revised statement of significance, schedule and boundary map – was prepared for HO30. This included undertaking additional historical research and a robust, detailed site-specific history.

As the project stalled for a few years, it was necessary to review each property in HO30 again to confirm their level of intactness and hence their grading. This occurred in November 2020.

3.3 Stage Two

This stage of the project entailed a review of all the places in the Spotswood Activity Centre Structure Plan – not including the study area from Stage One – being an area approximately equivalent to the suburb of Spotswood.

The study area was first canvassed on Google Street View to determine areas likely to contain places of potential heritage interest.

RBA then conducted a windscreen survey of the study area, with an emphasis on the areas identified in the Google Street View survey. Where sites of interest were identified they were inspected and photographed in detail from the street, with information for each place recorded.

Phase 1 – Data Sheets

Subsequently, data sheets were prepared for the places of potential heritage significance identified in the site survey, to clarify the construction dates as well as later changes/alterations which had occurred. These places were:

- Baco Food Products Factory
- Alloa Park Estate Precinct
- Shell Oil Refinery (North Group)
- Commonwealth Oil Refineries Co. Buildings
- War Service Homes Commission Precinct

More detailed research was also undertaken during the preparation of the data sheets. Sources used included the following:

- MMBW detail plans were referred to for most of the study area.
- Other historic maps and plans - Parish plan, subdivision plans, etc.
- Historic photographs: including a 1930 photograph looking west over the study area showing the Australian Glass Manufacturers' plant in the foreground.²
- Newspaper articles (primarily from the *Age*, *Argus*, *Williamstown Chronicle*).
- Sands and McDougall's Directories (Melbourne and Victoria).
- Google Maps and Google Street View.

Phase 2 – Detailed Research (Citations)

Further detailed research was conducted into the five places identified in Phase 1 as likely to reach the threshold for local heritage significance. The preparation of individual citations involved the following steps:

- Undertake additional historical research and provide a detailed site-specific history,
- Review existing relevant work (*Municipal Wide Heritage Review*, *Hawthorn Heritage Study*, etc),
- Physical description – identifying main attributes and distinguishing features, outlining the character and fabric representing the periods of development,

² 'Aerial view of the MMBW pumping station at Spotswood [...] and Australian Glass Manufacturers', C D Pratt, 1930, State Library of Victoria, H29860

- Undertake a comparative analysis,
- Consider development in relation to the Thematic History,
- Assessment against the HERCON criteria,
- Develop a concise Statement of Significance,
- Provide proposed HO schedule controls.

Citations for precincts also included a grading schedule which included for all places and address and grading (contributory or not).

3.4 General Points Relevant to Both Stages

Assessment Methods/Thresholds

In the absence of a definition of contributory, it has been necessary to adopt an approach in keeping with good heritage practice (as outlined in *The Burra Charter* which is the guiding document for professionals dealing with post-contact cultural heritage in Australia).

In the Review, a place has been attributed a contributory grading if the following apply:

- It contributes to the character of the streetscape/precinct, and
- It was constructed during the period of significance (identified as the main or secondary phases of development in the statement of significance), and
- It is an intact example or a place which though altered, remains largely identifiable as an example of its type/period, and
- It typically retains its form, most original materials, and at least some original detailing (which might include openings [windows + doors], chimneys, verandah or porch, decorative elements, etc.),
- Generally, any changes that have occurred are reversible, allowing for accurate reconstruction in accordance with the principles outlined in the *Burra Charter*,³
- If it forms part of a similar group, then it could be more altered if other examples in the group are intact,
- If there are visible additions, they are sufficiently set back such that the original section is not overwhelmed and the original roof form remains legible.
- In some instances, more distinctive examples might be partly altered.

Levels of Integrity

Different levels of intactness were used in assessing each place identified for review. These levels are outlined in the table below. To meet the threshold for a contributory grading, places were generally considered mostly intact (or more so) or be part of a group/located in a consistent streetscape. In a few instances, examples that are more distinct (i.e., more substantial and/or finely detailed) might be graded contributory if they are only partly altered.

Level of integrity	Details
Intact	No apparent alterations.
Largely intact	Form, materials and nearly all original details remain.
Mostly intact	Form, materials and most original details survives. Changes often relate to windows or verandah.

³

In the *Burra Charter* 'reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material'.

Level of integrity	Details
Partly Altered	Form, some materials and some original elements/detailing remain. These are either more distinctive examples, though modified, or form part of a group. If they form part of group, there would be an opportunity to accurately reinstate altered/missing elements.
Much altered	Though form and some original material may remain, no original details are evident.

Individual Places

Places of cultural heritage significance were identified and assessed in accordance with *The Burra Charter* and using the HERCON criteria. These criteria have been broadly adopted by heritage jurisdictions across Australia and are outlined in Planning Practice Note 1 *Applying the Heritage Overlay* (August 2018) produced by the Victorian Department of Land, Water & Planning. For each of the individual heritage places assessed in this study, thresholds of 'Local Significance' have been used.

Contributory Grading

As previously noted, places within heritage precincts are currently either graded as contributory or are ungraded. As yet, no definition of contributory has been included in the Hobsons Bay Planning Scheme.

In lieu the definition of contributory places in heritage precincts provided in the *Altona, Laverton and Newport Districts Heritage Study Stage 2* (Graeme Butler & Associates, 2000) has been adopted for this study. This definition reads as follows:

contributory elements are generally those which derive from the (relevant) construction period.

Using the above grading allowed a consistency with the places currently graded contributory in the heritage overlay.

4 FINDINGS – STAGE ONE

4.1 HO30 – Spotswood Residential Precinct

Having undertaken a detailed survey of HO30 and the adjacent areas, it is evident there are sections outside HO30 which contain relatively intact buildings dating to the period of significance of HO30 which could reasonably form part of that precinct. This includes:

- group on the south side of Hudsons Road.
- group on Raleigh Street.

When considering if a place warranted inclusion in HO or not, most places fell into two broad categories:

- Those where there had been a considerable degree of alteration such that a contributory grading was in question.
- Those where it was not certain if they related to the period of significance.

For the former type, these buildings were typically older and dated to either the Victorian or Federation period. For the latter type, these buildings typically dated to the Post-WWII period.

4.1.1 Limitations

Vegetation and Fences

Inspection of places during the Review was limited to a visual assessment from the street. Typically, most places were visible from the street due to the limited setbacks of houses in the study area. In some instances, it was difficult to see the houses due to high fences and/or vegetation. Where this occurred, it was noted in the schedules accordingly.

4.1.2 Typical Changes According to Period

Some the properties in the study area have undergone varying degrees of change with those from Victorian and Federation periods tending to be more altered than those from the Interwar period.

Several houses in the study area have visible upper-level additions. Where the additions are located to the rear of the ridge and the original roof form remains apparent, places have been graded contributory. In examples where the original section has also been much altered/refurbished and/or the additions have been built close to the original façade, they have not been graded.

Victorian and Federation Periods

It was common in the Municipality during the mid-20th century for Victorian and Federation period houses to be updated/repared with a suite of changes which might include recladding the roof with metal pan-tile shaped sheeting, cladding the walls with faux brick sheeting, replacing original timber-framed windows with larger types (timber or aluminium), and/or replacing the verandah with an alternative, often with metal poles or 'open' pilasters. In other instances, a timber-framed verandah has been retained although original decorative features have been removed (e.g. the brackets to the cornice and/or the frieze [cast iron or timber]).

If the degree of change was substantial, they were generally graded non-contributory, unless they are part of a group or are in a consistent group/streetscape. In some instances, accurate reconstruction would/might be possible, after closer inspection of the underlying fabric (removing later cladding).

A few Victorian period houses reviewed have Interwar period alterations to the façade which are often well integrated with the original design (including replacement of the verandah and windows). In these instances, the later alterations are recognisable as changes that were made during the Interwar period. These places have typically been graded contributory and the altered appearance would preferably be retained over a spurious reconstruction.

Interwar Period

Places dating from the Interwar period are typically more intact than those from the earlier periods, though alterations and additions have been undertaken.

There are examples of Interwar period houses where incongruous detailing of an earlier period has been introduced, usually decorative elements to the verandah/porch typically associated with either the Victorian or Federation periods. Whilst these retrospective alterations hamper interpretation and would ideally be removed (this has been noted in the schedules), in most cases these places have been graded contributory if the original design remains largely identifiable.

2020 Survey

When the precinct was surveyed again in November 2020, it was found that a few non-contributory places in HO30 had been replaced with new buildings and a few 'borderline' contributory places were re-assessed and eventually re-graded as non-contributory. As such, some minor adjustments were made to the extent of HO30 in the citation as Appended to this report.

4.2. Outside HO30

Commercial Area on Hudsons Road

The commercial area on Hudsons Road (between the railway line to the east and Melbourne Road to the west) has a different character from the purely residential streets to the north and south as it contains a combination of commercial and residential sites, and some with a combination thereof, the latter being an unusual component (shops with distinct residences to the rear).

Places typically date to the first half of the 20th century but up to circa 1960s in relation to some of the shops and shopfronts (e.g., the supermarket, no. 74, and nos 99-101). There are only a few buildings from the Federation period, with more from the Interwar and post-WWII periods. A notable building, the former bank at no. 96, is protected by a HO.

The streetscape of this area is inconsistent however and there were several late 20th century/recent non-contributory sites such that this group would be unlikely to meet the thresholds for significance at the local level.

Of note was the two storey shops at 87-89 Hudsons Road, a late Victorian (circa 1890) commercial building consisting of two shops with residences above. This relatively substantial building is largely intact, is a good example of its type, and reflects the early optimistic phases of development in the area following the opening of the railway.



87-89 Hudsons Road

Spotswood State School

The Spotswood State School at 598 Melbourne Road was found to contain an intact, early 20th century red brick school building. Preliminary research determined it dated to 1914 and was enlarged in 1929. It is a good example of the Public Works Department output during the Federation period and one of the few public buildings in the area.



Spotswood State School at 598 Melbourne Road

Australian Glass Manufacturers' Housing Heritage Precinct

The review assessed the residential properties bound by Hudsons Road (north), Bernard Street (east), Craig Street (south) and Hall Street (west). Within this area was a group of houses (mostly with boundaries to Robb and Bernard streets) which were constructed during the mid-1950s for Australian Glass Manufacturers as workers housing.

The precinct includes three types of houses designed by notable architects, Buchan, Laird & Buchan who were also responsible for large town planning and housing projects for the Housing Commission of Victoria and Soldier Settlement Commission, as well as large scale commercial and industrial projects.

Fourteen of the twenty houses constructed for the company survive, many of which are largely intact. Thirteen of these have an address to either Robb or Bernard streets and have been recommended for inclusion in a new heritage precinct (refer to Appendix C). One example also survives at 47 Hudsons Road but as it is isolated from the other houses, it has been excluded from the proposed heritage overlay.



7 Bernard Street

5 FINDINGS – STAGE TWO

The following outlines the findings of Stage Two – in which the review was enlarged to include the wider Spotswood Activity Centre Structure Plan.


5.1 Places outside the existing Heritage Overlay



General


Much of study area outside the existing heritage overlays were found to consist of large, sparsely developed industrial sites, which retained little to no fabric of heritage value or were all or partly affected by the heritage overlay.

The residential area west of Melbourne Road was found to have a scattering of buildings of potential heritage interest dating to the Interwar and Post-WWII period, but they were dispersed, many were altered and there had been much change through the late 20th and more recently. As such, there were no other cohesive remnant streetscapes of the original periods of development in this area. A small intact area of historic housing was identified however, described in the below table.

Six places of potential heritage interest were identified in the study area, as follows:

Place	Address	Comment	Photo
Baco Food Products Factory	121 – 129 Craig Street, Spotswood	Factory building designed in the Functionalist style dating to c1950.	
Alloa Park Estate Precinct	170 – 156 Hall Street (evens only)	Small group of substantial houses dating to the Interwar and Post-WWII period that exhibit various popular domestic styles from those periods.	 162 Hall Street

Place	Address	Comment	Photo
Shell Oil Refinery (North Group)	Lot bound by Craig, Drake, Burleigh and Ramsay streets	Four buildings that date to the Interwar and early Post-WWII period at the northern part of the Shell oil refinery.	 <p>Building No.2</p>
Commonwealth Oil Refineries Co. Buildings	Craig Street	Two brick buildings, remnant fabric from this former refinery.	
War Service Homes Commission Precinct	Melbourne Road (part), Hudsons Road (part) and Reed Street (part)	Medium sized precinct of residential buildings dating to the Interwar period and constructed for the War Service Homes Commission.	 <p>567 Melbourne Road</p>

Place	Address	Comment	Photo
St Margaret Marys School, Church	181 Hudsons Road	Brick church building at a Catholic school site constructed in 1953 and designed by Architects O'Conner and Brophy.* *Preliminary assessment concluded it was of a conservative design suggestive of an earlier date and therefore unlikely to meet the thresholds for local heritage significance.	

5.2 Existing Heritage Places

All existing heritage places were inspected to determine if the existing heritage overlay controls were sufficient to protect their relative heritage values.

Current citations were reviewed to assess whether they were prepared to current best practice with a statement of significance in the 'what', 'how' 'why' format, etc.

HO46 Melbourne Glass Bottle Works

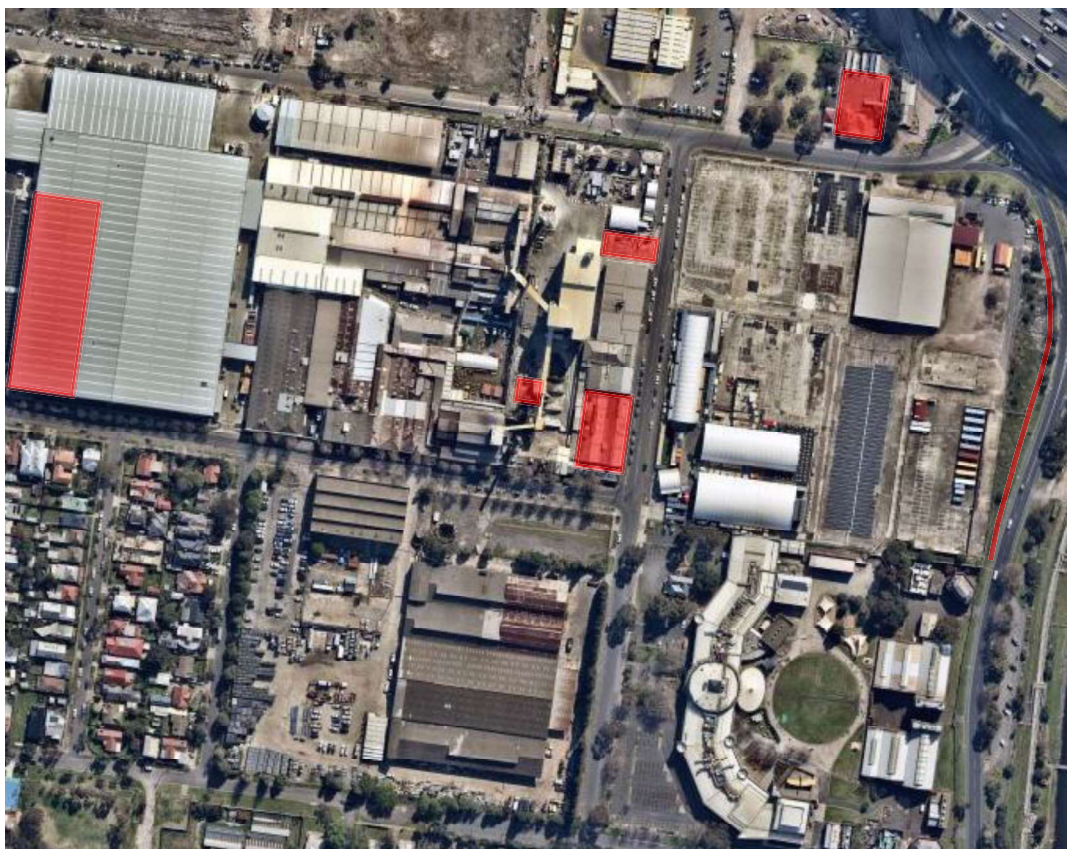
Melbourne Glass Bottle Works HO46 is a heritage overlay precinct that includes fabric relating to the Melbourne Glass Works, Australian Glass Works and Australian Consolidated Industry companies, which manufactured glass in Spotswood beginning in the late 19th century.

Existing boundary

HO46 contains six non-contiguous components over a large area to the north of the study area, as follows:

- Early administration building (top right)
- Four discrete elements to central block bound by Simrock Avenue, Booker Street, Hudsons Road and Raleigh Street.
- Basalt wall to Douglas Parade (remnant of earlier Melbourne Glass Works site and known as the 'The Great Wall of Spotswood')

These sites are mapped on the aerial below:



(Source: Nearmap)

Demolished elements

It was found that a number of elements included in HO46 had been demolished including:

- The former gabled roofed shed/buildings to the west (replacement building is shown below)

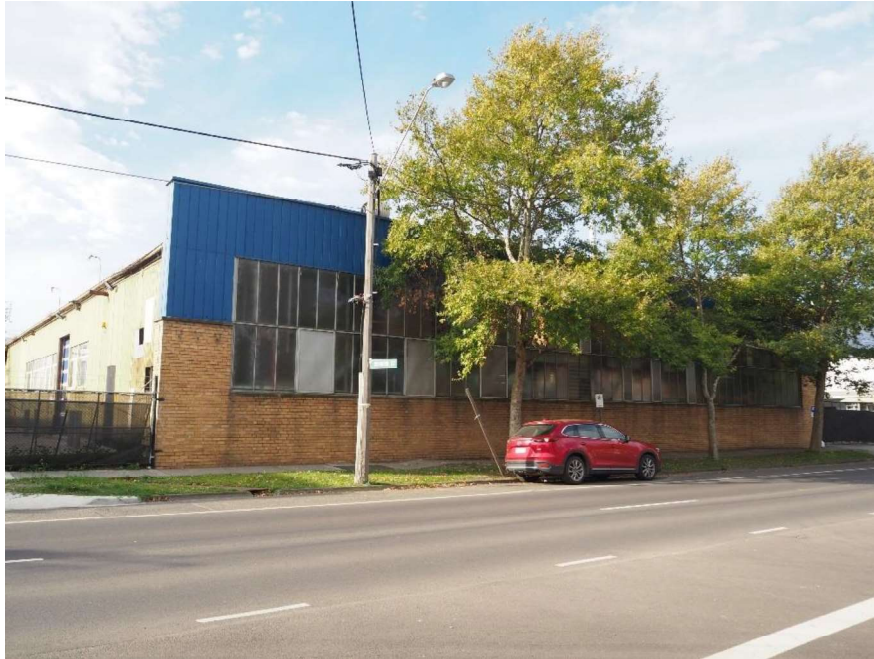


- The former chimney (or similar structure) to central block and gatehouse to Booker Street.

Unidentified Structures

In addition, some structures and other elements that relate to the AGM site are not included in the current HO boundary but could potentially be worthy of inclusion as they appear to be largely intact and relate to the period/s of significance of HO46. This includes:

- Interwar and Post-WWII factory buildings + machinery to the north side of Hudsons Road (part shown below)



Post-WWII factory building outside HO46



Interwar factory buildings and machinery outside HO46

- The brick and curtain wall factory building to the south of Hudsons Street, which was formerly the boxing and packing building of the AGM Factory complex, constructed early 1950s. This building however has an active permit for works that would negatively affect its heritage value and as such is not proposed to be included in the revised overlay boundary for HO46.

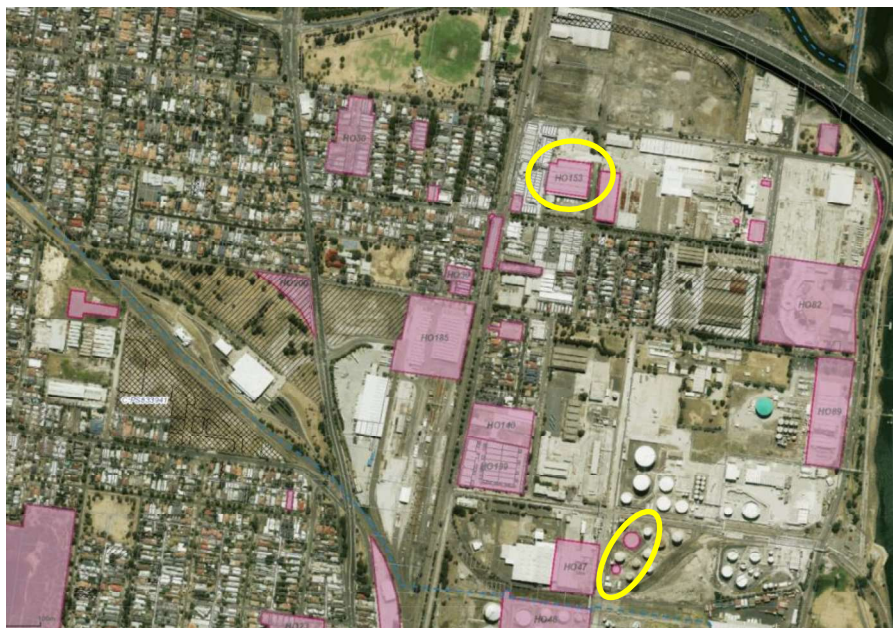


Post-WWII factory building outside HO46

Demolished Places

Two heritage places were identified where all identified buildings had been demolished. These places are noted below and circled on the following aerial:

- HO49 – Commonwealth Oil Refinery Company Tank Farm, 39-81 Burleigh Street, Spotswood.
- HO153 – Hugh Lennon Agricultural Implement Works (part), 35 Raleigh Street, Spotswood.



(Source: Vicplan)

6 RECOMMENDATIONS – STAGE ONE

6.1 Changes to HO30

Having undertaken a detailed survey of the existing HO30 and the adjacent area, it is evident there are other parts of the Spotswood residential area which contain relatively intact buildings dating to the three aforementioned periods and which could form part of HO30.

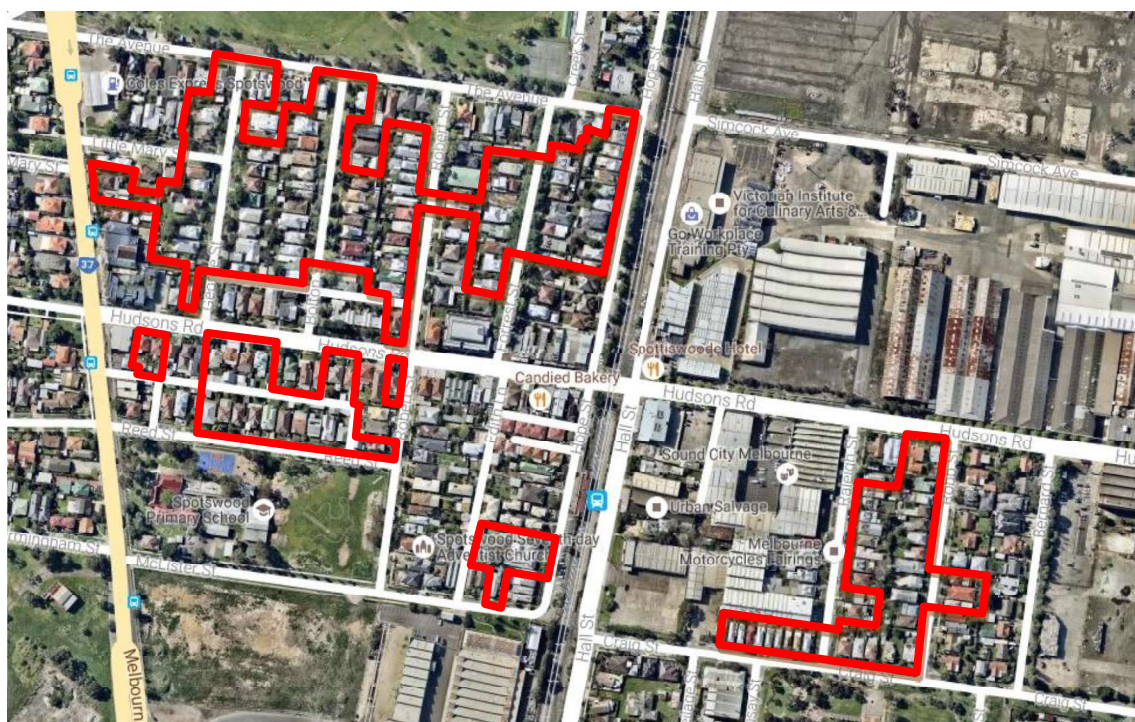
As such it is recommended that HO30 be expanded to incorporate both the sites that had been previously listed as contributory (and have retained that assessment within this review), but which are not included on the citation map, as well as some additional sites to create a larger precinct.

The boundaries of the proposed enlarged precinct have been developed to accommodate the intact examples from the Victorian, Federation/Edwardian and Interwar periods.

Proposed Revised Boundary

The proposed extent of HO30 would consist of four groups:

- a much larger, main section north of Hudsons Road (extending between Melbourne Road to Hope Street),
- a non-contiguous group to the south of Hudsons Road,
- the group to the southern end of Hope Street as it currently exists,
- a group of houses to the east of the railway line, including properties to Craig Street, Raleigh Street, Robb Street and Hudsons Road.



Proposed revised HO boundary

Places proposed to be removed

The following places are recommended to be removed from HO30:

- 1-3 (HO152) and 5-7 Hope Street (HO151) are both pairs of free-standing, brick Victorian period houses with elaborate parapets, which are not consistent with the building stock in the rest of the precinct which is predominantly timber-framed. They are proposed to be removed from HO30 as it is best practice for places to not be affected by two heritage overlays.

A number of places that were surveyed, but not recommended for inclusion in HO30, are included as an Appendix.

Citation

An updated citation, with amended statement of significance, has been prepared for HO30. It includes a description/overview of the new places recommended for inclusion in the precinct.

6.2 New Heritage Overlays

Individual Places

The following two places were considered to past the threshold for significance at the local level and citations have been prepared for them:

- Shops at 87-89 Hudsons Road, Spotswood - a late Victorian (circa 1890) commercial building.
- Spotswood State School at 598 Melbourne Road, Spotswood - dating to 1914 and enlarged in 1929.

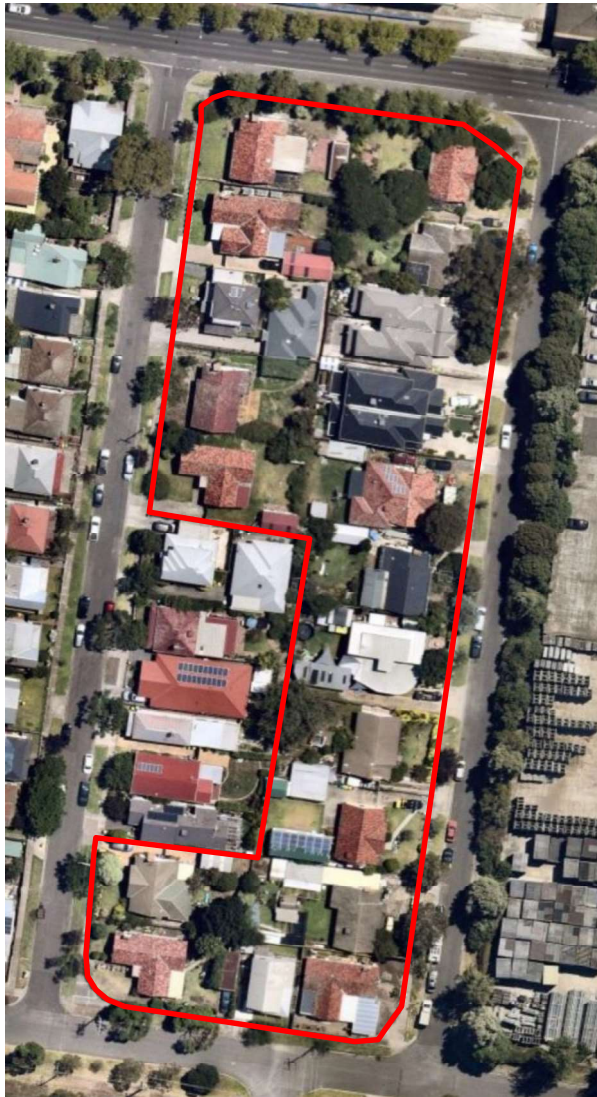
The location of these two places are shown on the below aerial photograph.



Location of the two new proposed individual heritage overlays

Australian Glass Manufacturers' Housing Heritage Precinct

The Australian Glass Manufacturers Housing Heritage Precinct consists of a group of houses designed by notable architects, Buchan, Laird & Buchan and constructed during the mid-1950s for Australian Glass Manufacturers as workers housing. The precinct is considered likely to meet the thresholds for significance at the local level, with the following heritage boundary:



Proposed boundary for the Australian Glass Manufacturers' Housing Precinct

7 RECOMMENDATIONS – STAGE TWO

7.1 Introduction

On further research and analysis undertaken in Stage Two, the following has been confirmed:

- Five additional places warrant inclusion in the Schedule to the Heritage Overlay in the *Hobsons Bay Planning Scheme*.
- The heritage controls for HO46 Melbourne Glass Bottle Works, an existing HO, do not accurately reflect the extent of historic built fabric at the site and should be revised according to the updated citation.
- HO49 and HO153 should be removed from the Schedule to the Heritage Overlay as the identified buildings/structures have been demolished.

7.2 Proposed Heritage Overlays

7.2.1 Summary

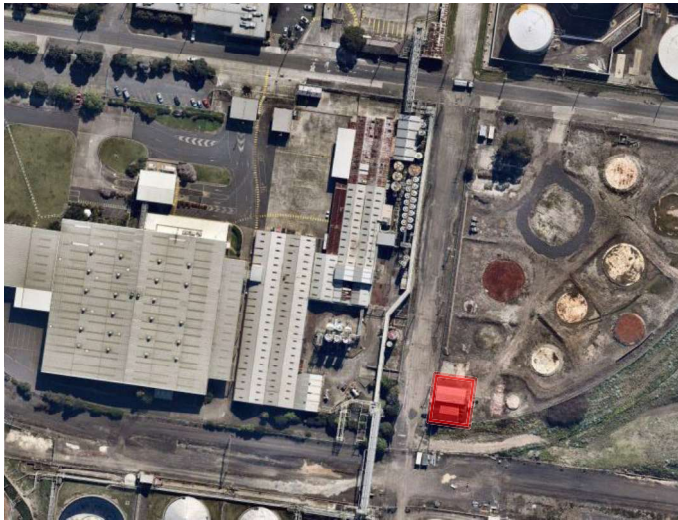
The five new places recommended for inclusion in the Heritage Overlay in the *Hobsons Bay Planning Scheme* are summarised in the following table:

Place	Comment	Type
Commonwealth Oil Refineries Co. Buildings	Two small brick former industrial buildings, remnant fabric from refinery	Individual (group)
Former Shell Newport Terminal (North Group)	Four Interwar and early Post-WWII period buildings at the northern end of the Shell Oil refinery	Individual (group)
Baco Food Products Factory	Factory building designed in the Functionalist style dating to the early Post-WWII period.	Individual
Alloa Park Estate Precinct	Group of intact and substantial Interwar and Post-WWII residences	Precinct
War Service Home Commission Precinct	Group of intact Interwar period buildings constructed for the War Service Home Commission	Precinct

7.2.2 Mapping

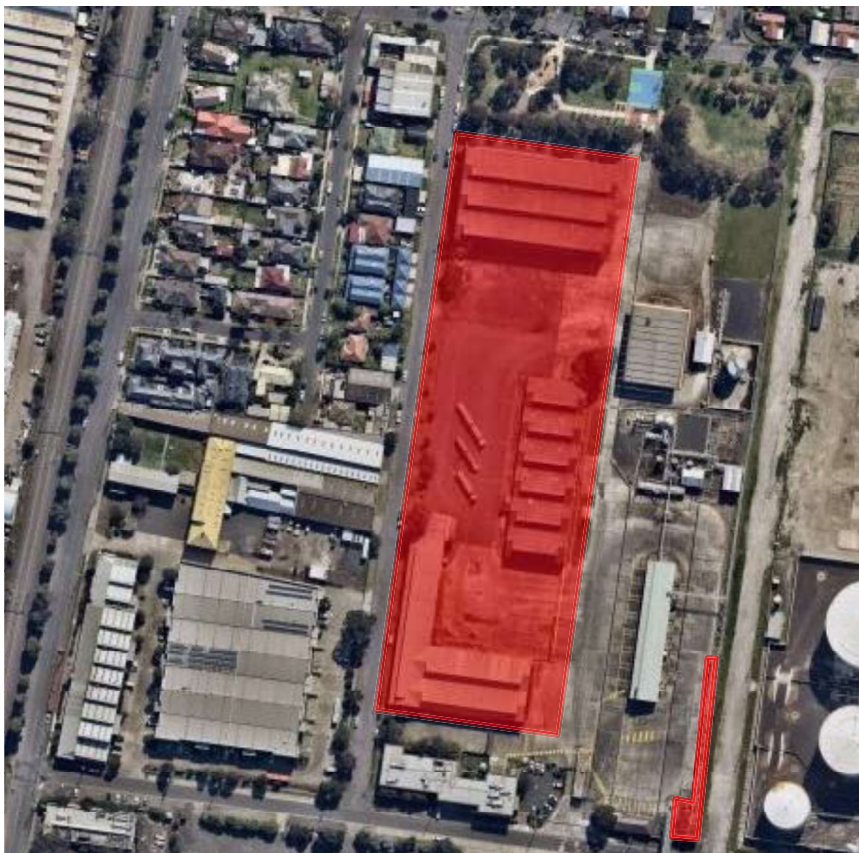
The proposed boundaries of the new heritage overlays are shown on the following maps:

Commonwealth Oil Refineries Co. Buildings - 1A (part) and 39-81 (part) Burleigh Street



(Source: Nearthmaps, 1 September 2021)

Former Shell Oil Refinery (North Group) - 39-81 Burleigh Street



(Source: Nearthmaps, 1 September 2021)

Baco Food Products Factory – 121-129 Craig Street



(Source: Nearmaps, 1 September 2021)

Alloa Park Estate Precinct - 156 – 170 Hall Street



(Source: Nearmaps, 1 September 2021)

War Service Homes Commission Precinct – Melbourne Road (part), Hudsons Road (part) and Reed Street (part)



(Source: Nearmaps, 1 September 2021)

7.3 Revision of the Heritage Overlay –HO46

The current boundary of HO46 and citation does not incorporate all of the historic fabric relating at the former glass works site. Due to recent change, it also affects some land that no longer contains significant fabric. As such, the boundary should be revised as outlined below and the citation amended to affect this change.

The boundary of HO46 should be revised to:

- remove the HO from the demolished structures to the main central block (bound by Hudsons Road, Simock Avenue, Booker Street and Relight Street)
- include the extant Interwar and Post-WWII machinery and buildings to the main central block.

The former AGM boxing and packing building to the south side of Hudsons Road was proposed to be included in the revised overlay boundary however a permit has been approved for works that would negatively affects its contribution to HO46. It is therefore not recommended to be included.

The approximate revised boundary is shown in red below:



(Source: Nearmaps)

7.4 Removal of the Heritage Overlay

The heritage overlay should be removed from the following two heritage places, where all the identified buildings had been demolished:

- HO49 – Commonwealth Oil Refinery Company Tank Farm, 39-81 Burleigh Street, Spotswood.
- HO153 – Hugh Lennon Agricultural Implement Works (part), 35 Raleigh Street, Spotswood.

These places are circled on the following aerial:



(Source: Vicplan)

APPENDIX – Citations

No	Place	Address
1	Commonwealth Oil Refineries Co. Buildings	1A (part) and 39-81 (part) Burleigh Street
2	Former Shell Newport Terminal (North Group)	39-81 Burleigh Street
3	Baco Food Products Factory	121-129 Craig Street
4	AGM Factory Complex, Former (HO46)	1 (part) Hudsons Road + 1 (part), 8 and 21 (part) Simcock Avenue
5	Shops – 87-89 Hudsons Road	87 – 89 Hudsons Road
6	Spotswood State School No. 3659	598 Melbourne Road
7	AGM Housing Heritage Precinct	Bernard and Robb streets
8	Alloa Park Estate Precinct	156 – 170 Hall Street
9	War Service Homes Commission Precinct	605–609 + 613–631 Melbourne Road (odds only), 154–160 + 153–155 Hudsons Road and 28–36 + 25–33 Reed Street
10	Spotswood Residential Precinct (HO30)	Various