

10.3.2 Spotswood Heritage Review Amendment C137 and Interim Heritage Overlay

Directorate:	Sustainable Communities
Responsible Officer:	Team Leader Strategic Planning
Reviewer:	Director Sustainable Communities
Attachments:	<ol style="list-style-type: none">1. Spotswood Activity Centre Structure Plan Heritage Review - RBA Architects [10.3.2.1 - 245 pages]2. C137 Draft Amendment Documentation [10.3.2.2 - 113 pages]3. C137 Draft Amendment Maps [10.3.2.3 - 4 pages]4. Map of Properties Proposed to be Included in Interim HO [10.3.2.4 - 1 page]

Purpose

To seek endorsement of the Spotswood Heritage Review and to recommend that Council request authorisation from the Minister for Planning to exhibit Amendment C137 and to prepare an amendment to introduce an interim heritage overlay.

Motion

Moved Cr Peter Hemphill, seconded Cr Pamela Sutton-Legaud:

That Council:

1. **Endorses the Spotswood Heritage Review for the purpose of public exhibition and as the basis for Amendment C137.**
2. **Requests that the Minister for Planning grant authorisation under section 8A of the *Planning and Environment Act 1987* to prepare and exhibit Amendment C137 to the Hobsons Bay Planning Scheme to implement the Spotswood Heritage Review as per Attachment 2.**
3. **Requests that the Minister for Planning prepare and approve an amendment to the Hobsons Bay Planning Scheme pursuant to Section 20(4) of the *Planning and Environment Act 1987* to apply interim heritage overlays to properties identified as “significant” or “contributory” heritage places in accordance with the recommendations of the Spotswood Heritage Review and as shown in Attachment 4.**
4. **Notes the delegation of the Chief Executive Officer to make any necessary minor changes in seeking authorisation to prepare and exhibit Amendment C137 to the Hobsons Bay Planning Scheme to implement the Spotswood Heritage Review.**

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5. Notes the delegation of the Chief Executive Officer to consider any submissions received about Amendment C137 in accordance with section 22 of the *Planning and Environment Act 1987* and refer any submissions that cannot be resolved to an independent panel appointed by the Minister for Planning in accordance with section 23 of the *Planning and Environment Act 1987*.
6. Notes that Amendment C137 will go on public exhibition, with the opportunity for community members to provide feedback and make a submission and to be heard at any future planning panel.

Carried unanimously

Recommendation

That Council:

1. Endorses the Spotswood Heritage Review for the purpose of public exhibition and as the basis for Amendment C137.
2. Requests that the Minister for Planning grant authorisation under section 8A of the *Planning and Environment Act 1987* to prepare and exhibit Amendment C137 to the Hobsons Bay Planning Scheme to implement the Spotswood Heritage Review as per Attachment 2.
3. Requests that the Minister for Planning prepare and approve an amendment to the Hobsons Bay Planning Scheme pursuant to Section 20(4) of the *Planning and Environment Act 1987* to apply interim heritage overlays to properties identified as “significant” or “contributory” heritage places in accordance with the recommendations of the Spotswood Heritage Review and as shown in Attachment 4.
4. Notes the delegation of the Chief Executive Officer to make any necessary minor changes in seeking authorisation to prepare and exhibit Amendment C137 to the Hobsons Bay Planning Scheme to implement the Spotswood Heritage Review.
5. Notes the delegation of the Chief Executive Officer to consider any submissions received about Amendment C137 in accordance with section 22 of the *Planning and Environment Act 1987* and refer any submissions that cannot be resolved to an independent panel appointed by the Minister for Planning in accordance with section 23 of the *Planning and Environment Act 1987*.
6. Notes that Amendment C137 will go on public exhibition, with the opportunity for community members to provide feedback and make a submission and to be heard at any future planning panel.

Summary

The Spotswood Heritage Review has been undertaken to identify sites of local heritage significance that should be protected within a heritage overlay. The recommendations of the review are proposed to be implemented into the Hobsons Bay Planning Scheme (the scheme) via Amendment C137.

It is recommended that Council request authorisation from the Minister for Planning to exhibit Amendment C137 (the amendment). It is recommended that Council also request that the Minister for Planning introduce interim heritage overlays into the scheme to protect heritage places while the amendment progresses.

Background

The Spotswood Heritage Review

Overview

Council commissioned heritage consultants to prepare the Spotswood Activity Centre Structure Plan Heritage Review (the Spotswood Heritage Review 2022) to identify sites of local heritage significance that should be protected within a Heritage Overlay (HO). This review was focused on assessing properties within the boundary of the Spotswood Activity Centre to inform where growth and change should occur and informed the Draft Spotswood Activity Centre Structure Plan (2022).

The Spotswood Heritage Review and draft citations are included at Attachment 1.

Methodology

The review assessed the heritage significance of places in accordance with the requirements of the Victorian Government's Planning Practice Note No.1 (PPN1) *Applying the Heritage Overlay*.

The first stage of the review involved an assessment of existing HO30 (Spotswood Residential Heritage Precinct) and adjacent residential and commercial areas to determine if any updates were required to existing heritage controls or overlay boundaries. The second stage of the review was undertaken to address potential gaps in the protection of built heritage fabric in the wider Spotswood Activity Centre Structure Plan Area.

As part of the review each heritage place was assessed to determine whether it was contributory, or non-contributory. Contributory heritage places are places that contribute to the heritage significance of a precinct. Non-contributory places have no identifiable heritage significance, but their redevelopment may impact on the significance of the heritage precinct or adjacent contributory heritage places and so they are included in the overlay.

Recommendations

In summary the Heritage Review recommends:

- 120 additional properties to be added to the existing HO30 Spotswood Residential Heritage Precinct
- changes to be made to existing HO46 AGM Factory Complex (former), now referred to as Melbourne Glass Bottle Works, and HO153 Hugh Lennon Agricultural Implement Works to accurately reflect the extent of historic built fabric at the site
- six new heritage overlays to be introduced:
 - HO323 War Service Homes Commission Precinct
 - HO324 Alloa Park Estate Precinct
 - HO325 Australian Glass Manufacturers Housing Heritage Precinct
 - HO326 Spotswood State School
 - HO327 Shops at Hudsons Road
 - HO328 Baco Food Products Factory

The Heritage Review includes draft citations for the revised and new HOs at Appendix 1 of the review (refer Attachment 1).

Discussion

Previous consultation on heritage work

Community consultation on the Draft Spotswood Structure Plan was undertaken between 21 April and 2 June 2022. The draft structure plan included the proposed new and revised heritage overlays from the Spotswood Heritage Review. Draft heritage citations were also provided for community feedback and comment during the consultation phase.

Council received four submissions during this consultation process that related to the proposed HOs. The submitters raised concern with the potential for new or expanded heritage controls to restrict demolition or alterations and additions to heritage properties. The properties identified in the submissions were reviewed and considered again and found to still warrant inclusion in the HO.

Submitters were advised that they would have an opportunity to make a further submission during the exhibition of the amendment. It was also noted that if a HO is introduced, some alterations such as rear extensions are still permitted to heritage dwellings subject to meeting Council's *Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay* (2006). The guidelines direct that rear extensions can be acceptable provided they are subservient to the heritage building and are not visible from the street.

Amendment C137

Amendment C137 proposes to make changes to heritage controls within the Hobsons Bay Planning Scheme to give statutory effect to the recommendations of the Spotswood Heritage Review. The amendment is summarised below, with full draft amendment documents and maps included at Attachment 2 and 3.

New heritage overlays

The amendment proposes to introduce six new HOs to protect a mix of historic industrial, commercial and civic buildings as well as residential precincts as outlined in the table below and as per maps at Attachment 3.

Proposed new HO	Properties proposed for inclusion in new HO
HO323 War Service Homes Commission Precinct	<ul style="list-style-type: none"> 605-609 and 613-631 Melbourne Road (odds only) 154-160 and 153-155 Hudsons Road 28-36 Reed Street (evens only) and 25-33 Reed Street (odds only)
HO324 Alloa Park Estate Precinct	<ul style="list-style-type: none"> 154-170 Hall Street (even only)
HO325 Australian Glass Manufacturers Housing Heritage Precinct	<ul style="list-style-type: none"> 1-21 Bernard Street (odd only) 36 Craig Street 2-4, 18-26 Robb Street (even only)
HO326 Spotswood State School	<ul style="list-style-type: none"> 598 Melbourne Road, Spotswood
HO327 Shops at Hudsons Road	<ul style="list-style-type: none"> 87-89 Hudsons Road (odd only)
HO328 Baco Food Products Factory	<ul style="list-style-type: none"> 121-129 Craig Street Spotswood 3015

Amend existing heritage overlays

The amendment proposes changes to existing HOs as per the table below and the maps included at Attachment 3.

Existing HO	Properties proposed for inclusion or deletion in existing HO
HO30 Spotswood Residential Heritage Precinct	<ul style="list-style-type: none"> 120 additional properties to be added to HO30 24, 26 and 28 George Street to be removed from HO30 due to permits issued for demolition and construction of new dwellings or dwelling that does not have identifiable heritage significance remove properties at 1-3 Hope Street from the statement of significance as they are already included in and protected by individual HOs (HO152 and HO151) and are not currently mapped in HO30
HO46 AGM Factory Complex (former)	<ul style="list-style-type: none"> add 1 (part), 8 (part) and 21 (part) Simcock Avenue, Spotswood remove 1 (part) and 8 (part) Simcock Avenue to reflect correct extent of heritage building remove 21 (part) and 71 (part) Simcock Avenue to reflect planning permits PA1634912, PA1738468 and PA1634912 that allowed for demolition due to the buildings' poor structural integrity that meant they could no longer serve their intended purpose

Existing HO	Properties proposed for inclusion or deletion in existing HO
HO153 Hugh Lennon Agricultural Implement Works (part)	<ul style="list-style-type: none"> remove 71 (part) Simcock Avenue as building has been demolished pursuant to planning permit PA1634912 due to its poor structural integrity and the fact that it could no longer serve its intended purpose

Ordinance changes

Amendment C137 proposes the following planning scheme ordinance changes to implement the findings of the Spotswood Heritage Review:

- update the Schedule to Clause 43.01 Heritage Overlay to reflect the proposed heritage overlay changes identified above
- amend planning overlay maps 4HO and 5HO to reflect new and revised heritage overlays identified above
- amend Schedule to Clause 72.04 (Incorporated Documents) to include Statements of Significance for new and revised heritage overlays
- amend Schedule to Clause 72.08 (Background Documents) to include reference to “Spotswood Activity Centre Structure Plan Heritage Review 2022”

Ordinance corrections

In addition to the Newport heritage planning controls this amendment seeks to correct an administrative error that led to the heritage design guidelines not being listed as a reference in the Schedule to Clause 43.01 Heritage Overlays. This error is purely administrative and occurred as part of Amendment C131 (new residential zones and PPF translation) it does not introduce any additional planning requirements but will ensure all documentation is correctly referenced in the planning scheme

The amendment proposes to correct this administrative error by updating the Schedule to Clause 43.01 to include reference to the following incorporated heritage guidelines:

- Cox’s Garden Heritage Precinct Heritage Design Guidelines 2020
- Ferguson Street Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020
- Government Survey Heritage Precinct Heritage Design Guidelines 2020
- Hannan’s Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020
- Housing Commission of Victoria Estates Heritage Precincts Heritage Design Guidelines 2020
- Nelson Place Heritage Precinct Heritage Design Guidelines 2020
- Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020
- Private Survey Heritage Precinct Heritage Design Guidelines 2020

Recommendations to be implemented via future planning scheme amendment

The Spotswood Heritage Review recommends that the Former Shell Newport Terminal and the Commonwealth Oil Refineries Co. Buildings at 39-81 (part) Burleigh Street Spotswood are of local significance and should be included in a HO. The review also recommends that the existing HO49 Commonwealth Oil Refinery Company Tank Farm at 39-81 (part) Burleigh Street is removed from the HO given the tanks have been demolished.

In preparing the amendment Council officers sought the views of DELWP who act on behalf of the Minister for Planning in relation to planning scheme amendments. DELWP officers advised that further heritage work was required to confirm whether the above buildings should be included in a new overlay or absorbed within the existing HO47 Shell Oil Complex. Council officers are proposing to pursue the protection of these buildings as part of a future planning scheme amendment to allow for the majority of the recommendations of the Spotswood Heritage Review to be implemented and progress to an amendment.

Proposed Interim Heritage Overlay

Properties within the amendment area have been subject to development pressure over the last five years in the form of applications lodged for demolition and alterations. If this development pressure continues this has the potential to undermine the integrity and intactness of proposed heritage precincts.

There is a concern that due to the time that it will take to progress permanent heritage controls through Amendment C137, more heritage places identified in the review could be at risk of demolition or unsympathetic alterations. A typical amendment process would take at least 12 months to complete. If heritage places are allowed to be demolished or significantly altered this could undermine the amendment and important heritage precincts.

To ensure that heritage values are protected in Spotswood it is recommended that Council request that interim heritage controls are introduced by the Minister for Planning until the amendment is exhibited and assessed.

The Minister for Planning can exercise their powers under the *Planning and Environment Act* 1987 and introduce interim heritage overlays into the scheme. This will ensure that the significance of heritage places can be considered in the assessment of building and planning permits. An interim overlay would not prevent demolition or works outright, but rather trigger the requirement for a planning permit for demolition of works that change the appearance of the place to ensure heritage matters are considered.

The interim overlays would apply to properties of heritage significance which are those properties identified as “significant” and “contributory” in the relevant draft Statements of Significance (refer Attachment 2). The interim overlays would exclude “non-contributory” properties and those properties with active planning or building permits in place for demolition or alterations. Please refer to the map at Attachment 4 that identifies properties proposed to be included in an interim HO.

The proposed interim heritage controls would be requested via a separate planning scheme amendment process (Amendment C138) that would be introduced by the Minister for Planning. The amendment would be pursuant to section 20(4) of the Planning and Environment Act which would remove any requirement for further notification. This would mean the interim controls could be effective immediately once approved and gazetted. It is proposed that the interim controls would be in place for 12 months to allow progression of Amendment C137.

In addition, pursuant to section 29B of the *Building Act* 1993, once the request is made Council can ensure that heritage values are considered when assessing building permit applications for demolition.

Next steps

If supported by Council, the amendment documentation will be submitted to the Minister for Planning to seek authorisation to publicly exhibit the amendment.

Community and key stakeholders will have the opportunity to comment on the proposed heritage overlay changes during a six-week public exhibition process. There may be further refinements required to the proposed amendment documents and supporting information in response to matters raised during the authorisation and exhibition process.

At the same time as requesting authorisation from the Minister for Planning for Amendment C137, it is recommended that Council request that the Minister for Planning introduce interim HOs via an amendment to the planning scheme (Amendment C138) pursuant to section 20(4) of the Planning and Environment Act.

The interim heritage controls would be effective immediately if approved by the Minister and approval appears in the Victorian Government Gazette. The interim HO would assist in the conservation of local heritage sites pending the completion of the amendment process.

ATTACHMENT 2

Table 1 – List of draft Amendment C137 documents included at Attachment 2

Amendment C134 documents		
1A	Instruction Sheet	<i>Explains proposed changes to Hobsons Bay planning scheme</i>
1B	Explanatory Report	<i>Summarises amendment</i>
Proposed changes to Hobsons Bay Planning Scheme (Clauses)		
1C	Schedule 1 to Clause 43.01 Heritage Overlay	<i>Update the schedule to reflect the findings of the 'Spotswood Activity Centre Structure Plan Heritage Review 2022' through application or revised and new heritage overlays</i> <i>Update the schedule to include the existing incorporated heritage guidelines in Clause 72.04</i>
1D	Schedule to Clause 72.04 Incorporated Documents	<i>Update the schedule to include the statement of significance as incorporated documents for revised and new heritage overlays</i>
1E	Schedule to Clause 72.08	<i>Update the schedule to include the 'Spotswood Activity Centre Structure Plan Heritage Review 2022' as a background report</i>
Proposed changes to Hobsons Bay Planning Scheme (Maps)		
1F	HO Map 4 and 5	<i>Update maps to reflect revised and new heritage overlays</i>
Proposed Incorporated Documents in the Hobsons Bay Planning Scheme		
1G	Statement of Significance	<i>Statement of Significance for the proposed revised and new heritage overlays to be incorporated into the planning scheme</i>

Planning and Environment Act 1987

HOBSONS BAY PLANNING SCHEME

AMENDMENT C137hbay

INSTRUCTION SHEET

The planning authority for this amendment is the Hobsons Bay City Council.

The Hobsons Bay Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 2 attached map sheets.

Overlay Maps

1. Amend Planning Scheme Map No 4HO and 5HO in the manner shown on the attached map marked "Hobsons Bay Planning Scheme, Amendment C137hbay."

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 43.01, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.
4. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

End of document

HOBSONS BAY PLANNING SCHEME**AMENDMENT C137hbay****EXPLANATORY REPORT****Who is the planning authority?**

This amendment has been prepared by the Hobsons Bay City Council, the planning authority for this amendment.

Land affected by the amendment

The amendment applies to the land with identified heritage significance within the draft Spotswood Activity Centre Structure Plan area shown in Figure 1 below.

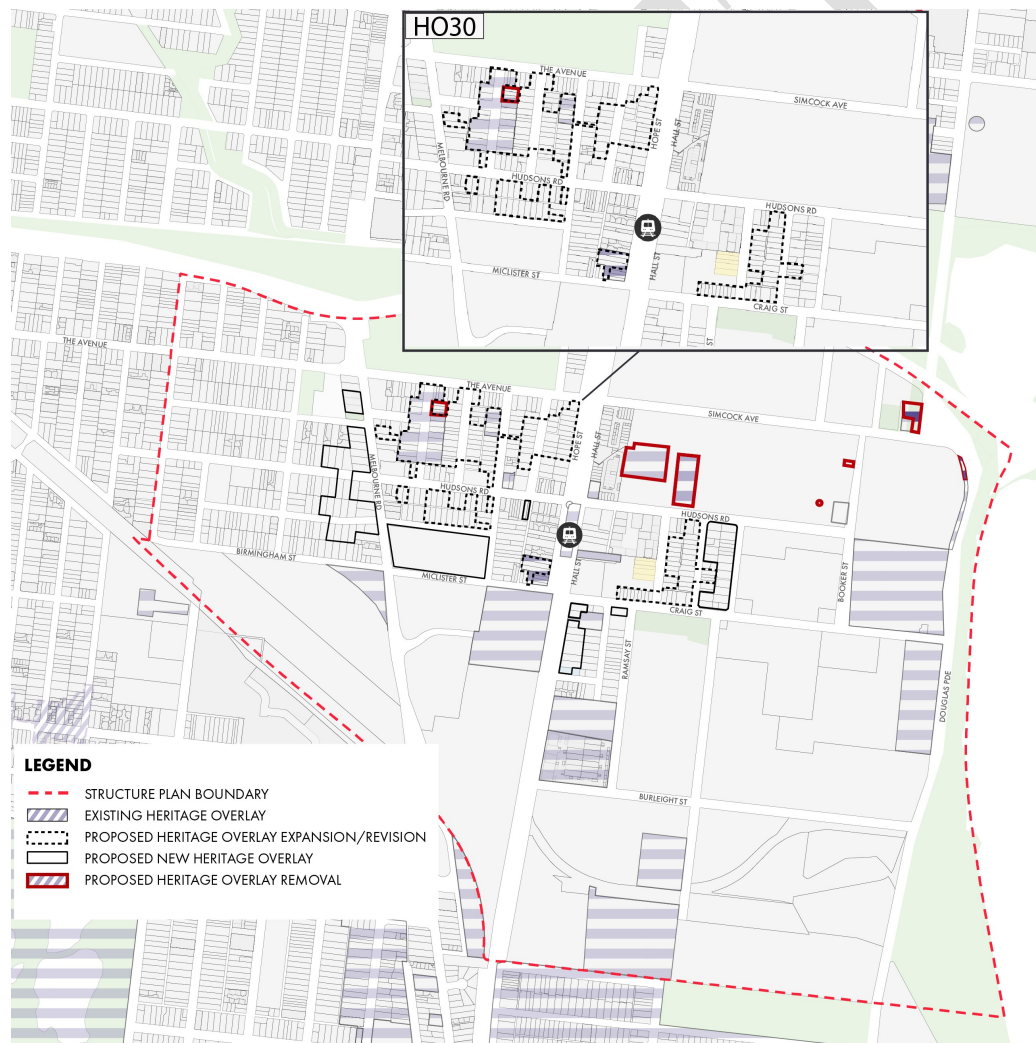


Figure 1: Land affected by the amendment (black solid and dotted, and red outline).

What the amendment does

The amendment implements the key findings of the '*Spotswood Activity Centre Structure Plan Heritage Review 2022*' into the Hobsons Bay Planning Scheme through the application overlays.

Specifically, the amendment proposes the following changes to the Hobsons Bay Planning Scheme:

- Update the Schedule to Clause 43.01 Heritage Overlay as outlined in the table below to reflect the findings of the '*Spotswood Activity Centre Structure Plan Heritage Review 2022*' and add properties to either an existing or new HO or remove properties from a HO':

Existing Heritage Overlay (HO)	Properties proposed for inclusion in existing HO
HO30 Spotswood Residential Heritage Precinct (existing HO)	Area generally bounded by The Avenue, Melbourne Road, Hope Street and Hudsons Road, Hudsons Road, Robert Street, Reed Street and Melbourne Road, and Hudsons Road, Raleigh Street and Craig Street, Spotswood (See Attachment 1 for list of all properties)
HO46 AGM Factor Complex (Former)	1 (part), 8 (part) and 21 (part) Simcock Avenue, Spotswood
Proposed Heritage Overlay (HO)	Properties proposed for inclusion in new HO
HO323 War Service Homes Commission Precinct	Melbourne Road (part), Hudsons Road (part), Reed Street (part), Spotswood
HO324 Alloa Park Estate Precinct	154-156, 158, 160, 162, 164, 166, 168A, 168B, and 170 Hall Street, Spotswood
HO325 Australian Glass Manufacturers' Housing Heritage Precinct	Bernard and Robb Streets, Spotswood (including 36 Craig Street)
HO326 Spotswood State School No. 3659	598 Melbourne Road, Spotswood
HO327 Shops 87-89 Hudsons Road	87-89 Hudsons Road, Spotswood
HO328 Baco Food Products Factory	121-129 Craig Street, Spotswood
Existing Heritage Overlay (HO)	Properties proposed for removal from Existing HO
HO30 Spotswood Residential Heritage Precinct	24, 26 and 28 George Street, Spotswood
HO46 AGM Factor Complex (Former)	1(part), 8 (part), 21 (part) and 71 (part) and Simcock Avenue, Spotswood due to buildings demolished and to reflect correct extent of heritage buildings
HO153 Hugh Lennon Agricultural Implement Works (part)	71 (part) Simcock Avenue, Spotswood

Please refer to Attachment 1 for all properties affected by the proposed heritage overlay changes.

- Update the Schedule to Clause 43.01 Heritage Overlay to include the existing incorporated heritage guidelines in Clause 72.04:
 - Cox's Garden Heritage Precinct Heritage Design Guidelines 2020
 - Ferguson Street Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020
 - Government Survey Heritage Precinct Heritage Design Guidelines 2020
 - Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020
 - Housing Commission of Victoria Estates Heritage Precincts Heritage Design Guidelines 2020

- Nelson Place Heritage Precinct Heritage Design Guidelines 2020
- Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020
- Private Survey Heritage Precinct Heritage Design Guidelines 2020
- Amend planning overlay maps 4HO and 5HO to expand and include new or revised Heritage Overlays.
- Amend Schedule to Clause 72.04 to include statement of significance as incorporated documents in accordance to Planning Practice Note 1 – Applying heritage overlays for:
 - HO30 Spotswood Residential Heritage Precinct
 - HO46 Melbourne Glass Bottle Works
 - HO323 War Service Homes Commission Precinct
 - HO324 Alloa Park Estate Precinct
 - HO325 Australian Glass Manufacturers' Housing Heritage Precinct
 - HO326 Spotswood State School No. 3659
 - HO327 Shops 87-89 Hudsons Road
 - HO328 Baco Food Products Factory
- Amend Schedule to Clause 72.08 to include '*Spotswood Activity Centre Structure Plan Heritage Review 2022*' as a background report.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to implement the findings of the '*Spotswood Activity Centre Structure Plan Heritage Review 2022*' (the heritage review) into the Hobsons Bay Planning Scheme. The heritage review has been undertaken to assess the heritage significance of land within the draft '*Spotswood Activity Centre Structure Plan 2022*' (the draft Structure Plan).

The heritage review was undertaken in 2021 and 2022 and identifies 196 additional properties of local heritage significance to be included in the existing or new heritage overlays and 7 properties to be removed either wholly or in part from the existing heritage overlays due to demolition of associated buildings or currently not reflecting the correct extent of heritage fabric.

This amendment is required to implement the recommendations of the heritage review and protect locally significant heritage places. The amendment is supported by Plan Melbourne Direction 4.4 and Hobsons Bay's local policy 15.03-1L to respect, recognise and conserve heritage places when managing growth and change.

The Planning Policy Framework translation undertaken via Amendment C131hbay included the translation of local heritage policies to heritage precinct design guidelines. While these were included in Clause 72.04 (Incorporated Documents), an administrative error meant that the design guidelines were not referred to in the schedule to Clause 43.01. This amendment therefore proposes to correct the schedule to Clause 43.01 by including the incorporated documents.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives in section 4(1) and 12(1)a of the *Planning and Environment Act 1987* (the Act) in particular:

- To provide for the fair, orderly, economic and sustainable use, and development of land.
- To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- To balance the present and future interests of all Victorians.

The amendment implements these objectives by identifying and protecting heritage places in Spotswood and ensuring an orderly planning framework.

How does the amendment address any environmental, social and economic effects?

It is expected that the amendment will have positive environmental, social and economic outcomes for Hobsons Bay City Council.

Environmental Effects

The conservation of heritage buildings can have environmental sustainability benefits. Reduction in energy usage associated with demolition, and minimising waste disposal from demolition and new construction to landfill can be achieved through the conservation of heritage buildings. Retaining and adapting heritage buildings promotes sustainable development by conserving the embodied energy in the existing buildings.

Social Effects

The amendment recognises the importance of locally significant heritage places within Spotswood. Heritage buildings engender a sense of place and connection in communities that contributes to wellbeing. The recognition of buildings with heritage significance contributes to an understanding of the cultural heritage of Spotswood for present and future generations.

Economic Effects

The protection of heritage places brings economic benefits as it strengthens the attractiveness and identify of an area which can encourage tourism. The amendment should also increase certainty and facilitate decision making and minimise time delays in planning.

Does the amendment address relevant bushfire risk?

The precinct is not located in an area subject to bushfire risk.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with all Ministerial Directions under Section 12 of the Act. Specifically, the amendment has considered and complies with the following Ministerial Directions:

Ministerial Direction – The Form and Content of Planning Schemes

This Amendment was prepared and presented in accordance with the style guide and drafting instructions in this direction.

Ministerial Direction No. 9, Metropolitan Strategy

The Metropolitan Strategy (Plan Melbourne 2017-2050) provides strong support for the protection of places with heritage significance.

Plan Melbourne has guided the Planning Policy Framework for Metropolitan Melbourne, which encourages protecting and celebrating the city's heritage.

The planning policy framework outlined in Plan Melbourne has underpinned the amendment as outlined below.

- The amendment achieves Direction 2.4 (Facilitate decision-making processes for housing in the right locations) through application of new and amended heritage overlays, which will ensure that housing and development in the Spotswood is delivered in appropriate locations
- The amendment achieves Direction 4.4.1 (Recognise the value of heritage when managing growth and change) through the application of new and amended heritage overlays to protect buildings with identified heritage values

Overall, Amendment C137hbay will not compromise the implementation of the Metropolitan Strategy.

Ministerial Direction No. 11, Strategic Assessment of Amendments

The amendment has been strategically assessed and justified in accordance with Ministerial Direction 11.

Ministerial Direction No. 14 Port Environs

The expansion of existing heritage overlays and introduction of new heritage overlays to protect and conserve buildings of heritage significance will not introduce additional sensitive uses or intensify existing sensitive uses within the designated port environs area. The views of Port of Melbourne have been sought and raised no objection. The views of the Minister for Port will be sought as part of the amendment process.

Ministerial Direction No. 15, The Planning Scheme Amendment Process

This amendment will follow the set times and steps specified for planning scheme amendments under this Direction.

Ministerial Direction 20 Major Hazard Facilities

As part of the proposed heritage overlay changes are within the threshold distance to Major Hazard Facilities, the views of WorkSafe Victoria and the Minister for Economic Development have been sought and raised no objection.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports the following policies within the Planning Policy Framework:

- Clause 15.03S (Heritage conservation) – The amendment is supported by the ‘*Spotswood Activity Centre Structure Plan Heritage Review 2022*’ which has identified additional properties of local heritage significance.
- Clause 15.03-1L (Heritage conservation) – The amendment seeks to include additional properties within the heritage overlays in line with the ‘*Spotswood Activity Centre Structure Plan Heritage Review 2022*’.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment supports the Municipal Planning Strategy as outlined below:

- Clause 02.03-5 (Built environment and heritage) – The amendment will protect local heritage identified in the ‘*Spotswood Activity Centre Structure Plan Heritage Review 2022*’ through application of new and amended heritage overlays.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes appropriate use of the various overlay tools available under the Victorian Planning Provisions to achieve the strategic objectives of the Scheme. Application of new and amended heritage overlays will manage built form and ensure local heritage is protected.

How does the amendment address the views of any relevant agency?

A consultation process on the draft ‘*Spotswood Activity Centre Structure Plan*’ including the proposed heritage overlay changes was carried out during April and June in 2022, seeking feedback from the community, relevant agencies and stakeholders. The ‘*Spotswood Activity Centre Structure Plan Heritage Review 2022 – Draft Statement of Significance*’ was published as part of the structure plan consultation process. No objections were received from the various State Government departments and agencies in relation to the proposed heritage overlay changes. Relevant agencies will have an opportunity to comment on the amendment again as part of the exhibition of C137.

Further feedback was sought from the relevant Ministers and state agencies on this amendment, and they have raised no objection to the proposed changes.

The amendment will follow the formal planning scheme amendment process and be placed on exhibition where stakeholders and agencies will have a further opportunity to comment on the amendment.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment will have no significant impact on the transport system and will not be inconsistent with the transport system objectives nor the decision-making principles of the *Transport Integration Act 2010*.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment is not expected to impose unreasonable resource or administrative costs on the responsible authority.

Where you may inspect this amendment

Hobsons Bay City Council
115 Civic Parade
Altona, Victoria, 3018
Australia

Also, Hobsons Bay City Council's website at: www.hobsonsbay.vic.gov.au

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by Thursday **XX**.

A submission must be sent to:

Hobsons Bay City Council
115 Civic Parade
Altona, Victoria, 3018
Australia

Or

Attention: Strategic Planning

EMAIL amendments@hobsonsbay.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: **[insert directions hearing date]**
- panel hearing: **[insert panel hearing date]**

Attachment 1: Sites affected by Amendment C137hbay

Properties to be included in existing Heritage Overlay precincts

HO30 Spotswood Residential Precinct	Properties proposed to be included in an existing HO
Bolton Street	1 Bolton Street Spotswood 3015
	3 Bolton Street Spotswood 3015
	5 Bolton Street Spotswood 3015
	7 Bolton Street Spotswood 3015
	8 Bolton Street Spotswood 3015
	9 Bolton Street Spotswood 3015
	10 Bolton Street Spotswood 3015
	11 Bolton Street Spotswood 3015
	12 Bolton Street Spotswood 3015
	13 Bolton Street Spotswood 3015
	14 Bolton Street Spotswood 3015
	16 Bolton Street Spotswood 3015
	18 Bolton Street Spotswood 3015
	20 Bolton Street Spotswood 3015
	21 Bolton Street Spotswood 3015
	23 Bolton Street Spotswood 3015
	25 Bolton Street Spotswood 3015
	27 Bolton Street Spotswood 3015
	29 Bolton Street Spotswood 3015
	31 Bolton Street Spotswood 3015
Craig Street	42 Craig Street Spotswood 3015
	44 Craig Street Spotswood 3015
	46 Craig Street Spotswood 3015
	48 Craig Street Spotswood 3015
	50 Craig Street Spotswood 3015
	52 Craig Street Spotswood 3015
	54 Craig Street Spotswood 3015
	56 Craig Street Spotswood 3015
	58 Craig Street Spotswood 3015
	60 Craig Street Spotswood 3015
	62 Craig Street Spotswood 3015
	64 Craig Street Spotswood 3015
	66 Craig Street Spotswood 3015
	68 Craig Street Spotswood 3015
Forrest Street	7 Forrest Street Spotswood 3015
	9 Forrest Street Spotswood 3015
	10 Forrest Street Spotswood 3015
	11 Forrest Street Spotswood 3015
	12 Forrest Street Spotswood 3015

	13 Forrest Street Spotswood 3015
	14 Forrest Street Spotswood 3015
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	17 Forrest Street Spotswood 3015
	19 Forrest Street Spotswood 3015
	20 Forrest Street Spotswood 3015
	21 Forrest Street Spotswood 3015
	22 Forrest Street Spotswood 3015
	24 Forrest Street Spotswood 3015
Hope Street	37 Hope Street Spotswood 3015
	39 Hope Street Spotswood 3015
	41 Hope Street Spotswood 3015
	53 Hope Street Spotswood 3015
	55 Hope Street Spotswood 3015
	57 Hope Street Spotswood 3015
	59 Hope Street Spotswood 3015
	61 Hope Street Spotswood 3015
	63 Hope Street Spotswood 3015
	65 Hope Street Spotswood 3015
Hudsons Road	67 Hope Street Spotswood 3015
	41 Hudsons Road Spotswood 3015
	43 Hudsons Road Spotswood 3015
	104 Hudsons Road Spotswood 3015
	105 Hudsons Road Spotswood 3015
	111 Hudsons Road Spotswood 3015
	113 Hudsons Road Spotswood 3015
	121 Hudsons Road Spotswood 3015
	123 Hudsons Road Spotswood 3015
	125 Hudsons Road Spotswood 3015
	127 Hudsons Road Spotswood 3015
	128 Hudsons Road Spotswood 3015
	135 Hudsons Road Spotswood 3015
	137 Hudsons Road Spotswood 3015
Melbourne Road	626 Melbourne Road Spotswood 3015
	628 Melbourne Road Spotswood 3015
Raleigh Street	6 Raleigh Street Spotswood 3015
	8 Raleigh Street Spotswood 3015
	10 Raleigh Street Spotswood 3015
	12 Raleigh Street Spotswood 3015
	14 Raleigh Street Spotswood 3015
	16 Raleigh Street Spotswood 3015
	18 Raleigh Street Spotswood 3015
	20 Raleigh Street Spotswood 3015
Reed Street	2 Reed Street Spotswood 3015

	4 Reed Street Spotswood 3015
	6 Reed Street Spotswood 3015
	8 Reed Street Spotswood 3015
	10 Reed Street Spotswood 3015
	12 Reed Street Spotswood 3015
	14 Reed Street Spotswood 3015
	16 Reed Street Spotswood 3015
	18 Reed Street Spotswood 3015
Robb Street	1 Robb Street Spotswood 3015
	3 Robb Street Spotswood 3015
	5 Robb Street Spotswood 3015
	7 Robb Street Spotswood 3015
	9 Robb Street Spotswood 3015
	10 Robb Street Spotswood 3015
	11 Robb Street Spotswood 3015
	12 Robb Street Spotswood 3015
	12A Robb Street Spotswood 3015
	13 Robb Street Spotswood 3015
	14 Robb Street Spotswood 3015
	15 Robb Street Spotswood 3015
	17 Robb Street Spotswood 3015
	19 Robb Street Spotswood 3015
	21 Robb Street Spotswood 3015
Robert Street	1 Robert Street Spotswood 3015
	35 Robert Street Spotswood 3015
	37 Robert Street Spotswood 3015
	39 Robert Street Spotswood 3015
	41 Robert Street Spotswood 3015
	43 Robert Street Spotswood 3015
	45 Robert Street Spotswood 3015
	46 Robert Street Spotswood 3015
	47 Robert Street Spotswood 3015
	48 Robert Street Spotswood 3015
The Avenue	29 The Avenue Spotswood 3015
	31 The Avenue Spotswood 3015
HO46 AGM Factor Complex (Former)	
Simcock Avenue	1 (part) Simcock Avenue Spotswood 3015
	21 (part) Simcock Avenue Spotswood 3015
	8 (part) Simcock Avenue Spotswood 3015

Proposed properties to be included in new Heritage Overlays

Heritage Overlay (HO)	Properties proposed in a new HO
HO323 War Service Home Commission Precinct	
Hudsons Road	153 Hudsons Road Spotswood 3015
	154 Hudsons Road Spotswood 3015
	155 Hudsons Road Spotswood 3015
	156 Hudsons Road Spotswood 3015
	158 Hudsons Road Spotswood 3015
	160 Hudsons Road Spotswood 3015
Melbourne Road	605 Melbourne Road Spotswood 3015
	1/605 Melbourne Road Spotswood 3015
	2/605 Melbourne Road Spotswood 3015
	607 Melbourne Road Spotswood 3015
	1/607 Melbourne Road Spotswood 3015
	2/607 Melbourne Road Spotswood 3015
	3/607 Melbourne Road Spotswood 3015
	4/607 Melbourne Road Spotswood 3015
	609 Melbourne Road Spotswood 3015
	613 Melbourne Road Spotswood 3015
	615 Melbourne Road Spotswood 3015
	617 Melbourne Road Spotswood 3015
	619 Melbourne Road Spotswood 3015
	621 Melbourne Road Spotswood 3015
	623 Melbourne Road Spotswood 3015
	627 Melbourne Road Spotswood 3015
	629 Melbourne Road Spotswood 3015
	631 Melbourne Road Spotswood 3015
Reed Street	25 Reed Street Spotswood 3015
	27 Reed Street Spotswood 3015
	28 Reed Street Spotswood 3015
	29 Reed Street Spotswood 3015
	30 Reed Street Spotswood 3015
	31 Reed Street Spotswood 3015
	32 Reed Street Spotswood 3015
	33 Reed Street Spotswood 3015
	34 Reed Street Spotswood 3015
	36 Reed Street Spotswood 3015
HO324 Alloa Park Estate Precinct	
Hall Street	154 Hall Street Spotswood 3015
	156 Hall Street Spotswood 3015
	158 Hall Street Spotswood 3015
	160 Hall Street Spotswood 3015
	162 Hall Street Spotswood 3015

	162A Hall Street Spotswood 3015
	164 Hall Street Spotswood 3015
	166 Hall Street Spotswood 3015
	168A Hall Street Spotswood 3015
	168B Hall Street Spotswood 3015
	170 Hall Street Spotswood 3015
HO325 Australian Glass Manufacturers Housing Heritage Precinct	
Bernard Street	1 Bernard Street Spotswood 3015
	3 Bernard Street Spotswood 3015
	5 Bernard Street Spotswood 3015
	7 Bernard Street Spotswood 3015
	9 Bernard Street Spotswood 3015
	11 Bernard Street Spotswood 3015
	13 Bernard Street Spotswood 3015
	15 Bernard Street Spotswood 3015
	15A Bernard Street Spotswood 3015
	17 Bernard Street Spotswood 3015
	17A Bernard Street Spotswood 3015
	19 Bernard Street Spotswood 3015
	21 Bernard Street Spotswood 3015
Craig Street	36 Craig Street Spotswood 3015
Robb Street	2 Robb Street Spotswood 3015
	4 Robb Street Spotswood 3015
	18 Robb Street Spotswood 3015
	20 Robb Street Spotswood 3015
	20A Robb Street Spotswood 3015
	22 Robb Street Spotswood 3015
	22A Robb Street Spotswood 3015
	24 Robb Street Spotswood 3015
	26 Robb Street Spotswood 3015
HO326 Spotswood State School	
Melbourne Road	598 Melbourne Road Spotswood 3015
HO327 87-89 Hudsons Road	
Hudsons Road	87 Hudsons Road Spotswood 3015
	1/87 Hudsons Road Spotswood 3015
	89 Hudsons Road Spotswood 3015
HO328 Baco Food Products Factory	
Craig Street	121-129 Craig Street Spotswood 3015

Proposed properties to be removed from Heritage Overlays

Heritage Overlay (HO)	Properties proposed for removal from HO
HO30 Spotswood Residential Heritage Precinct	24 George Street Spotswood 3015
	26 George Street Spotswood 3015
	28 George Street Spotswood 3015
HO46 AGM Factor Complex (Former)	1 (part), 8 (part), 21 (part) and 71 (part) Simcock Avenue Spotswood due to buildings demolished and to reflect correct building extent
HO153 Hugh Lennon Agricultural Implement Works (part)	71 (part) Simcock Avenue, Spotswood

24/09/2018
688 Proposed C137hbay

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0

24/02/2022
C131hbay

Application requirements

The following application requirements apply to an application for a permit under Clause 43.01, in addition to those specified in Clause 43.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report explaining the proposal and how it addresses Clause 15.03-1.
- A report explaining how the proposal responds to the relevant sections of the *Hobsons Bay Heritage Study* (Hobsons Bay City Council, 2017), the *Guidelines for Infill Development in Heritage Areas in Hobsons Bay* (Helen Lardner Conservation & Design, June 2006) and the *Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay* (Helen Lardner Conservation & Design, June 2006).

2.0

04/11/2022
VG226 Proposed C137hbay

Heritage places

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

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Heritage Precincts listed alphabetically by name of precinct note - precincts generally contain a mix of contributory and non-contributory buildings – refer to Citation in Hobsons Bay Heritage Study for details.								
HO1	<i>Cecil Street Heritage Precinct</i> Cecil Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	Yes street trees only	Yes	No	No	No	No
HO2	<i>Cox's Garden Heritage Precinct</i>	Yes	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Cox's Garden, Williamstown <u>Heritage design guidelines:</u> Cox's Garden Heritage Precinct Heritage Design Guidelines 2020								
HO3	Dover Road and John Street Heritage Precinct 33-35 and 36-44 Dover Road and 3-37 and 4-32 John Street, Williamstown <u>Heritage design guidelines:</u> Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO4	Electra Street Heritage Precinct Electra Street, Williamstown <u>Heritage design guidelines:</u> Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	Yes street trees only	Yes	No	No	No	No
HO5	Esplanade Foreshore Heritage Precinct Esplanade, Williamstown <u>Heritage design guidelines:</u> Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	Yes	Yes	Yes	No	No	No
HO6	Esplanade Residential Heritage Precinct 4-20 Esplanade, Williamstown <u>Heritage design guidelines:</u> Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO7	<p><i>Ferguson Street Civic and Commercial Heritage Precinct</i></p> <p>Ferguson Street (part), Williamstown Heritage design guidelines: Ferguson Street Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020</p>	No	No	No	Yes	No	No	No	No
HO8	<p><i>Government Survey Heritage Precinct</i></p> <p>Aitken Street, Ann Street, Cecil Street, Charles Street, Cole Street, Council Lane, Cropper Place, Electra Street, Esplanade, Ferguson Street, Giffard Street, Hamner Street, Illawarra Street, Jackson Street, Kanowna Street, Lyons Street, Melbourne Road, Morris Street, Nancy Court, Nelson Place, Osborne Street, Panama Street, Parker Street, Parramatta Street, Pasco Street, Perry Street, Railway Crescent, Railway Place, Railway Terrace, Rosseau Street, Smith Street, Thompson Street, Twyford Street, Verdon Street, Vulcan Grove and associated minor streets and lanes, Williamstown</p> <p>Incorporated plan: Point Gellibrand Coastal Park Master Plan – Revised July 2003 Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020</p>	No	No	No	Yes	No	No	No	No
	<i>There is no HO9</i>								
HO10	<i>Grindlay's Estate Heritage Precinct</i>	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Brown Street, Collingwood Road (part), Douglas Parade (part), Elgin Street, Grindlay Street, Home Road (part), Irving Street, North Road (part), Rupert Street and Tait Street (part), Newport Heritage design guidelines: Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020								
HO11	<i>Halls Farm Heritage Precinct</i> 2-52 Collingwood Road, 2-40 Tait Street, 313-353, Douglas Parade, Elphin Street, Farm Street, 48-112 Hall Street, 69-101 High Street, 14-66 and 23-81 Home Road and River Street, Newport Heritage design guidelines: Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO12	<i>Hanmer Street Heritage Precinct</i> Hanmer Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	Yes street trees only	Yes	No	No	No	No
HO13	<i>Hannan's Farm Heritage Precinct</i> Castle Street, Collins Street, Esplanade (part), Gellibrand Street (part), Hannan Street, Knight Street, Osborne Street, (part), Swanson Street and Winifred Street in Williamstown Heritage design guidelines:	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020								
HO14	<i>Hobsons Bay Railways Heritage Precinct</i> Land, buildings, landscaping and infrastructure associated with the Melbourne-Williamstown and Melbourne-Geelong railways	No	No	No	Yes	No	No	No	No
HO15	<i>Housing Commission of Victoria - Champion Road Estate Heritage Precinct</i> Cerberus Crescent, 63-89 Champion Road, Edina Street, Gem Street, and 2-44 Park Crescent, North Williamstown Heritage design guidelines: Housing Commission of Victoria Estates Heritage Precincts Heritage Design Guidelines 2020	No	No	Yes street trees only	Yes	No	No	No	No
HO16	<i>Housing Commission of Victoria - West Newport Estate Heritage Precinct</i> 16-32 Challis Street, 102-104, 124 and 103-117 Champion Road, 11-29 (south side) Croker Street, 2-28 Fowler Crescent, 134-154 Market Street and 21-23 Melrose Street, Newport. Heritage design guidelines: Housing Commission of Victoria Estates Heritage Precincts Heritage Design Guidelines 2020	No	No	No	Yes	Yes	No	No	No
HO17	<i>James Street Heritage Precinct</i> 1-22 James Street, Williamstown Heritage design guidelines:	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Private Survey Heritage Precinct Heritage Design Guidelines 2020								
HO18	<p><i>Lenore Crescent Heritage Precinct</i></p> <p>Lenore Crescent, Williamstown</p> <p>Heritage design guidelines:</p> <p>Private Survey Heritage Precinct Heritage Design Guidelines 2020</p>	No	No	Yes street trees only	Yes	No	No	No	No
HO19	<p><i>Macquarie Street Heritage Precinct</i></p> <p>1-19 and 4-18 Macquarie Street and 80-92 Stevedore Street, Williamstown</p> <p>Heritage design guidelines:</p> <p>Private Survey Heritage Precinct Heritage Design Guidelines 2020</p>	No	No	No	Yes	No	No	No	No
HO20	<p><i>Melbourne Road Commercial Heritage Precinct</i></p> <p>314-344 Melbourne Road and 35 Davies Street, Williamstown</p> <p>Heritage design guidelines:</p> <p>Newport Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020</p> <p>Private Survey Heritage Precinct Heritage Design Guidelines 2020</p>	No	No	No	Yes	No	No	No	No
HO21	<p><i>Nelson Place Heritage Precinct</i></p> <p>1-3 Cole Street, 125-233 Nelson Place and 1 Parker Street, Williamstown</p> <p>Heritage design guidelines:</p> <p>Government Survey Heritage Precinct Heritage Design</p>	Yes	No	Yes street trees only	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Guidelines 2020 Nelson Place Heritage Precinct Heritage Design Guidelines 2020								
HO22	<i>Newport Civic and Commercial Heritage Precinct</i> Hall Street (part), Mason Street (part) and Melbourne Road (part), 1 Walker Street, Newport Heritage design guidelines: Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020 Newport Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO23	<i>Newport Estate Residential Heritage Precinct</i> Agg Street , 15-17 Elizabeth Street, 81-93 Mason Street, 21-37 Mirls Street, 9 and 20-24 Newcastle Street, 4-14 and 1-15 Oxford Street, 5-13 Ross Street, 30-56 and 31-57 Schutt Street, 35-79 and 36-82 Speight Street, 1-23 Steele Street and 19-23 and 24-30 Walker Street, Newport Heritage design guidelines: Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO24	<i>Pasco Street Heritage Precinct</i> Pasco Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	Yes street trees only	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO25	<p><i>Point Gellibrand Heritage Precinct</i></p> <p>Point Gellibrand Foreshore Area, Williamstown</p> <p>Incorporated plan:</p> <p>Point Gellibrand Coastal Park Master Plan - Revised July 2003</p> <p>Heritage design guidelines:</p> <p>Government Survey Heritage Precinct Heritage Design Guidelines 2020</p>	No	No	Yes	Yes	No	No	No	Yes
HO26	<p><i>Power Street Heritage Precinct</i></p> <p>Power Street, Williamstown</p> <p>Heritage design guidelines:</p> <p>Private Survey Heritage Precinct Heritage Design Guidelines 2020</p>	No	No	Yes street trees only	Yes	No	No	No	No
HO27	<p><i>Private Survey Heritage Precinct</i></p> <p>Albert Street, Alfred Place, Alma Terrace, Bath Place, Blucher Terrace, Braw Street, Bronte Court, Bunbury Street, Chandler Street, Clark Street, Clough Street, College Street, Courtis Street, Cox's Garden, Crawford Street, Dalgarno Street, Davies Street, Douch Street, Douglas Parade (part), Dover Road, Dowman Street, Effingham Road, Eliza Street, Federal Street, Ferguson Street, Franklin Street, Freyer Street, Goss Terrace, Haslam Street, Hastings Road, Henry Street, Holland Court, Hosking Street, Hotham Street, James Street, Jobson Street, John Street, Latrobe Street, Lenore Crescent, Maclean Street, Macquarie Street, Mariner Street, Melbourne Road (part), Morris Lane, Napier Street, North Road (part), Oakbank Street, Paine Street, Pearson Street, Peel Street, Pentland Street, Power</p>	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Street, Princes Street, Queen Street, Rennie Street, Richard Street, Roches Terrace, Rosny Place, Russell Place, Ryans Lane, Stanley Street, Station Road, Stevedore Street, Swan Court, The Strand, Thomas Street, Union Street, Waltham Street, Waterloo Street, Wellington Street, White Street, Wilkins Street, Yarra Street and related minor streets and lanes in Newport or Williamstown <u>Heritage design guidelines:</u> <u>Private Survey Heritage Precinct Heritage Design Guidelines 2020</u>								
HO28	<i>Railway Crescent Heritage Precinct</i> Railway Crescent, Williamstown <u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u> <u>Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020</u>	Yes	No	No	Yes	No	No	No	No
HO29	<i>Solomit or Straw Houses Heritage Precinct</i> 169-175 Maidstone Street, Altona	Yes	No	No	Yes	No	No	No	No
HO30	<i>Spotswood Residential Heritage Precinct</i> 1-23 and 6-26 George Street, 1-13 Hope Street, 2 McLister Street, 49-59 Robert Street and 35-41 The Avenue in Spotswood Bolton Street (part), Craig Street (part), Forrest Street (part), George Street (part), Hope Street (part), Hudsons Road (part), Melbourne Road	No	No	No Yes, street trees only	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p>(part), McLister Street (part), Raleigh Street (part), Reed Street (part), Robb Street (part), Robert Street (part) and The Avenue (part) in Spotswood.</p> <p>Statement of Significance:</p> <p>Spotswood Residential Heritage Precinct (HO30) Statement of Significance, March 2022</p> <p>.</p> <p>Heritage design guidelines:</p> <p>Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020</p>								
HO31	<p><i>The Strand Heritage Precinct</i></p> <p>The Strand, Williamstown and Newport</p> <p>Heritage design guidelines:</p> <p>Private Survey Heritage Precinct Heritage Design Guidelines 2020</p>	No	No	No	Yes	No	No	No	No
HO32	<p><i>Verdon Street Heritage Precinct</i></p> <p>Verdon Street, Williamstown</p> <p>Heritage design guidelines:</p> <p>Government Survey Heritage Precinct Heritage Design Guidelines 2020</p>	Yes	No	Yes	Yes	No	No	No	No
HO33	<p><i>Victoria Street Heritage Precinct</i></p> <p>Victoria Street, Williamstown</p> <p>Heritage design guidelines:</p> <p>Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020</p>	Yes	No	Yes	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO34	<p><i>Williamstown Beach Heritage Precinct</i></p> <p>Esplanade (part), Forster Street, Garden Street, Gellibrand Street (part), Giffard Street (part), Langford Street, Laverton Street, Little Osborne, Osborne Street (part), Railway Crescent (part) and Stewart Streets, Williamstown</p> <p>Heritage design guidelines:</p> <p><u>Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020</u></p>	No	No	No	Yes	No	No	No	No
	Heritage Places sorted alphabetically by street name				Yes				
HO35	<p><i>Port Phillip Stevedore Club Hall (former)</i></p> <p>25 Aitken Street, Williamstown</p> <p>Heritage design guidelines:</p> <p><u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u></p>	No	No	No	Yes	No	No	No	No
HO37	<p><i>'Heathville'</i></p> <p>171 Aitken Street, Williamstown</p> <p>Heritage design guidelines:</p> <p><u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u></p>	No	No	No	Yes	No	No	No	No
HO38	<p><i>Washingtonia Palm and Cotton Palm Trees</i></p> <p>rear of 7 Albert Street, Williamstown</p> <p>Heritage design guidelines:</p>	No	No	Yes	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Private Survey Heritage Precinct Heritage Design Guidelines 2020								
HO39	<i>Bluestone House</i> 25 Albert Street, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	Yes	Yes	No	No	No	No
HO40	<i>House</i> 7 Alfred Place, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO41	<i>Stone Pitched Road or Paved Yard</i> Altona Road, Altona	No	No	No	Yes	No	No	No	No
HO42	<i>'The Pines' Scout Camp</i> Altona Road, Altona	Yes	No	Yes	Yes	No	No	No	No
HO43	<i>Telegraph Hotel (former)</i> 17 Ann Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO44	<i>Time Ball Tower (also known as Former Point Gellibrand Lighthouse) –</i> 6-18 Battery Road, Williamstown	-	-	-	Yes	-	Yes Ref No H1649	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u>								
HO45	<i>Altona Primary School No. 3923 Complex and Trees (poplars and sugar gums)</i> 109 Blyth Street, Altona	No	No	Yes	Yes	No	No	No	No
HO46	Melbourne <u>AGM Factory Complex - Glass Bottle Works (former)</u> Booker Street <u>1(part), 8 (part) and 21 (part) Simcock Avenue, Spotswood</u> <u>Statement of Significance:</u> <u>AGM Factory Complex (Former) (HO46) Statement of Significance, March 2022</u>	No	No	No	Yes	No	No	Yes	No
HO47	<i>Shell Oil Complex</i> 39-81 Burleigh Street and Drake Street, Newport	No	No	No	Yes	No	No	No	No
HO48	<i>Six Riveted Oil Tanks (Part Shell Oil Complex)</i> Burleigh Street, Spotswood	No	No	No	Yes	No	No	No	No
HO49	<i>Commonwealth Oil Refinery Company Tank Farm – NP6 and NP7 storage tanks</i> 39-81 Burleigh Street, Spotswood	No	No	No	Yes	No	No	No	No
HO50	<i>House</i> <u>25 Cecil Street, Williamstown</u> <u>Heritage design guidelines:</u>	Yes	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Government Survey Heritage Precinct Heritage Design Guidelines 2020								
HO51	<i>Victorian Duplex – ‘Flynn House’</i> 31-33 Cecil Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO52	<i>Victorian Duplex</i> 35-37 Cecil Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO53	<i>Stags Head Hotel</i> 39 Cecil Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO54	<i>House</i> 43 Cecil Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO55	<i>House</i> 53 Cecil Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Government Survey Heritage Precinct Heritage Design Guidelines 2020								
HO56	<i>House</i> 55 Cecil Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO57	<i>George Hotel (former)</i> 82 Cecil Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO58	<i>St Andrews Presbyterian Church Complex</i> 85-89 Cecil Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	Yes	No	Yes	No	No	No	No
HO59	<i>Robertson Reserve Dutch Elms (former Market Reserve)</i> 105 Cecil Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	Yes	Yes	No	No	No	No
HO60	<i>Williamstown Primary School No.1183</i>	-	-	-	Yes	-	Yes	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	111-119 Cecil Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020						Ref No H1639		
HO61	St Mary's Roman Catholic Church Complex 116 Cecil Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	Yes	No	Yes	No	No	No	No
HO62	Morgan's Houses 135-137 Cecil Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO63	House 160 Cecil Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO64	House 185 Cecil Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO65	<i>Newport Railway Workshops (former) 2-78 Champion Road, Newport</i>	-	-	-	Yes	-	Yes Ref No H1000	No	No
HO66	<i>Quarryman's House - 'Clifton' 13 Champion Road, Williamstown North</i>	No	No	No	Yes	No	No	Yes	No
HO67	<i>Newport Railway Workshops Manager's Residence (former) 57 Champion Road, Williamstown North</i>	-	-	-	Yes	-	Yes Ref No H1839	No	No
HO68	<i>Newport Railway Workshops Deputy Manager's Residence (former) 59 Champion Road and 1C Park Crescent, Williamstown North</i>	-	-	-	Yes	-	Yes Ref No H1840	No	No
HO69	<i>Williamstown Cemetery 89 Champion Road, Williamstown North</i>	-	-	-	Yes	-	Yes Ref No H1837	No	No
HO70	<i>Altona Civic Offices Council Chambers (former) 115 Civic Parade, Altona</i>	Yes	Yes	No	Yes	No	No	No	No
HO71	<i>House and Garden 176 Civic Parade, Altona</i>	No	No	Yes	Yes	No	No	Yes	No
HO72	<i>House 24 Clark Street, Williamstown <u>Heritage design guidelines:</u> <u>Private Survey Heritage Precinct Heritage Design Guidelines 2020</u></i>	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO73	<i>Steam Packet Hotel</i> 13 Cole Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO74	<i>House</i> 52 Cole Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO75	<i>Row Houses</i> 73-75 Cole Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO76	<i>Caledonian Inn (former)</i> 77 Cole Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO77	<i>Cox's Garden Cottage</i> 11 Cox's Garden, Williamstown Heritage design guidelines: Cox's Garden Heritage Precinct Heritage Design Guidelines 2020	-	-	-	Yes	-	Yes Ref No H487	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Private Survey Heritage Precinct Heritage Design Guidelines 2020								
HO78	St. Helliers 12 Cox's Garden, Williamstown Heritage design guidelines: Cox's Garden Heritage Precinct Heritage Design Guidelines 2020 Private Survey Heritage Precinct Heritage Design Guidelines 2020	-	-	-	Yes	-	Yes Ref No H560	No	No
HO79	Terrace Row 10-16 Davies Street, Newport Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO80	United Friendly Society (UFS) Dispensary (former) 35 Davies Street, Newport Heritage design guidelines: Newport Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO81	Newport Power Station Gatehouse (former) and Canary Island Palms Douglas Parade, Newport	No	No	Yes	Yes	No	No	Yes	No
HO82	MMBW Spotswood Pumping Station (also known as Sewerage Pumping Station and Scienceworks) 2 Booker Street, Spotswood	-	-	-	Yes	-	Yes Ref No H1555	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO83	<i>Nelson Bros Funeral Parlour Complex (former)</i> 37-43 Douglas Parade, Williamstown Heritage design guidelines: <u>Private Survey Heritage Precinct Heritage Design Guidelines 2020</u>	No	No	No	Yes	No	No	No	No
HO84	<i>Victoria Inn</i> 65 Douglas Parade, Williamstown Heritage design guidelines: <u>Private Survey Heritage Precinct Heritage Design Guidelines 2020</u>	Yes	No	No	Yes	No	No	No	No
HO85	<i>Terrace</i> 95-99 Douglas Parade, Williamstown Heritage design guidelines: <u>Private Survey Heritage Precinct Heritage Design Guidelines 2020</u>	No	No	No	Yes	No	No	No	No
HO86	<i>Shops and Residence (former)</i> 121-123 Douglas Parade, Williamstown Heritage design guidelines: <u>Private Survey Heritage Precinct Heritage Design Guidelines 2020</u>	No	No	No	Yes	No	No	No	No
HO87	<i>Prince Albert Hotel</i> 147-149 Douglas Parade, Williamstown Heritage design guidelines: <u>Private Survey Heritage Precinct Heritage Design Guidelines 2020</u>	-	-	-	Yes	-	Yes Ref No H1793	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO88	<i>House</i> 199 Douglas Parade, Newport Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO89	<i>BP Australia Complex and Canary Island Palm Tree</i> 431 Douglas Parade, Spotswood	No	No	Yes	Yes	No	No	Yes	No
HO90	<i>'Waverley'</i> 116 Dover Road, Newport Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO91	<i>House</i> 118 Dover Road, Newport Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
	<i>There is no HO92</i>								
HO93	<i>Morning Star Hotel</i> 3 Electra Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO94	<i>Williamstown Mechanics Institute Complex</i>	Yes	Yes	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	9-17 Electra Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020								
HO95	House 12 Electra Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO96	Excelsior Lodge of Industry Masonic Temple 21-25 Electra Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	Yes	No	Yes	No	No	No	No
HO97	House 22 Electra Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO98	Wesleyan Methodist Manse and Kindergarten (former) 34 Electra Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	Yes	No	Yes	No	No	No	No
HO99	Wesleyan Methodist Church (former)	Yes	Yes	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	36 Electra Street, Williamstown <u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u>								
HO100	House 54 Electra Street, Williamstown <u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u>	Yes	No	No	Yes	No	No	No	No
HO101	House 62 Electra Street, Williamstown <u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u>	Yes	No	No	Yes	No	No	No	No
HO102	House and Black Achan (Pippin) Pear Tree 64 Electra Street, Williamstown <u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u>	Yes	No	Yes	Yes	No	No	No	No
HO103	House 65 Electra Street, Williamstown <u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u>	Yes	No	No	Yes	No	No	No	No
HO104	Quarryman's House	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	15 Elizabeth Street, Newport <u>Heritage design guidelines:</u> Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020								
HO105	Quarryman's House 17 Elizabeth Street, Newport <u>Heritage design guidelines:</u> Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO106	Williamstown Dressing Pavilion (former) 26 Esplanade, Williamstown <u>Heritage design guidelines:</u> Government Survey Heritage Precinct Heritage Design Guidelines 2020	-	-	-	Yes	-	Yes Ref No H927	No	No
HO107	House and Fence 11 Esplanade, Williamstown <u>Heritage design guidelines:</u> Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	Yes	No	No	No
HO108	Attached Houses 12-13 Esplanade, Williamstown <u>Heritage design guidelines:</u> Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO109	'Ellersie'	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	14 Esplanade, Williamstown <u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u>								
HO110	<i>Sisters of St. Joseph Convent</i> 16 Esplanade, Williamstown <u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u>	No	No	No	Yes	No	No	No	No
HO111	<i>House</i> 18 Esplanade, Williamstown <u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u>	No	No	No	Yes	No	No	No	No
HO112	<i>House</i> 19 Esplanade, Williamstown <u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u>	No	No	No	Yes	No	No	No	No
HO113	<i>Sturges House</i> 23 Esplanade, Williamstown <u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u>	No	No	No	Yes	No	No	No	No
HO114	<i>Fearon Reserve</i>	No	No	Yes	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	27 Esplanade, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020 Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020								
HO115	<i>'Berean'</i> 89 Esplanade, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020 Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO116	<i>'Lawn House' (former)</i> 92 Esplanade, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020 Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO117	<i>Hose</i> 93 Esplanade, Williamstown Heritage design guidelines:	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

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	Government Survey Heritage Precinct Heritage Design Guidelines 2020 Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020								
HO118	Apartments 104 Esplanade, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO119	'Brittanica' 2 Ferguson Street, Williamstown Heritage design guidelines: Ferguson Street Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020 Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO120	House 4 Ferguson Street, Williamstown Heritage design guidelines: Ferguson Street Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020 Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO121	<i>Rose of Australia Hotel</i>	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

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	50-54 Ferguson Street, Williamstown Heritage design guidelines: Ferguson Street Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020								
HO122	Melbourne Savings Bank (former) 56-58 Ferguson Street, Williamstown Heritage design guidelines: Ferguson Street Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO123	Punshon's Federal Stores (former) 82-84 Ferguson Street, Williamstown Heritage design guidelines: Ferguson Street Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO124	City of Williamstown Municipal Offices and Town Hall (former) and Drinking Fountain 104-112 Ferguson Street, Williamstown Heritage design guidelines: Ferguson Street Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020	Yes	Yes	No	Yes	No	No	No	No
HO125	'Braemar' 182 Ferguson Street, Williamstown Heritage design guidelines: Ferguson Street Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

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HO126	<i>Bristol Hotel</i> 190 Ferguson Street, Williamstown <u>Heritage design guidelines:</u> <u>Ferguson Street Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020</u>	Yes	No	No	Yes	No	No	No	No
HO127	<i>Row Houses</i> 6-8 Florence Street, Williamstown North	No	No	Yes	Yes	No	No	Yes	No
HO128	<i>Washingtonia Palm Tree Row</i> 8 Florence Street, Williamstown North	No	No	Yes	Yes	No	No	No	No
HO129	<i>House</i> 1 Forster Street, Williamstown <u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u> <u>Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020</u>	No	No	No	Yes	No	No	No	No
HO130	<i>Vacuum Oil Company Ltd Depot (former)</i> 29 Francis Street, Yarraville	No	No	Yes	Yes	No	No	Yes	No
HO131	<i>House</i> 1 Freyer Street, Williamstown <u>Heritage design guidelines:</u> <u>Private Survey Heritage Precinct Heritage Design Guidelines 2020</u>	Yes	No	No	Yes	Yes	No	No	No

HOBSONS BAY PLANNING SCHEME

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HO132	Williamstown Italian Social Club 30 Garden Street, Williamstown <u>Heritage design guidelines:</u> <u>Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020</u>	No	No	No	Yes	No	No	No	No
HO133	House and Fence 4 Grindlay Street, Newport <u>Heritage design guidelines:</u> <u>Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020</u>	No	No	No	Yes	Yes	No	No	No
HO134	Spotswood Railway Station Complex Hall Street and Hope Street, Spotswood	Yes	Yes	No	Yes	No	No	No	No
HO135	Spotwood Railway Signal Box Junction of Hall Street, Hope Street and Hudson Road, Spotswood	Yes	Yes	No	Yes	No	No	No	No
HO136	Newport Railway Station Complex, Pepper and Lily Trees <u>Hall Street and Melbourne Road, Newport</u> <u>Heritage design guidelines:</u> <u>Newport Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020</u>	Yes	Yes	No	Yes	No	No	No	No
HO137	Newport Commercial Bank (former) 1 Hall Street, Newport	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<u>Heritage design guidelines:</u> <u>Newport Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020</u>								
HO138	<i>Junction Hotel</i> 15 Hall Street, Newport <u>Heritage design guidelines:</u> <u>Newport Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020</u>	No	No	No	Yes	No	No	No	No
HO139	<i>W. Goetz & Sons Ltd Complex (former)</i> 136-140 Hall Street, Newport	No	No	No	Yes	No	No	Yes	No
HO140	<i>Bickford, Smith and Co. Explosives Factory (former)</i> 144-150 Hall Street, Spotswood	No	No	No	Yes	No	No	No	No
HO141	'Alloa' 168 Hall Street, Spotswood <u>Heritage design guidelines:</u> <u>Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020</u>	Yes	No	Yes	Yes	No	No	No	No
HO142	<i>House and Soap Factory (former)</i> 184 Hall Street, Spotswood	No	No	Yes	Yes	No	No	No	No
	<i>There is no HO143</i>								
HO144	<i>Williamstown Railway Station Complex</i> 17 Hanmer Street, Williamstown <u>Heritage design guidelines:</u>	-	-	-	Yes	-	Yes Ref No H1599	No	No

HOBSONS BAY PLANNING SCHEME

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	Government Survey Heritage Precinct Heritage Design Guidelines 2020								
HO145	<i>House</i> 6 Hanmer Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	Yes	Yes	No	No	No	No
HO146	<i>Terminus Hotel (former)</i> 40 Hanmer Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO147	<i>House</i> 46 Hanmer Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO148	<i>House</i> 28 Home Road, Newport Heritage design guidelines: Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO149	<i>Home Road Kindergarten</i> 48-50 Home Road, Newport Heritage design guidelines:	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020								
HO150	<i>State Savings Bank House</i> 56 Home Road, Newport Heritage design guidelines: Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO151	<i>Houses</i> 1-3 Hope Street, Spotswood Heritage design guidelines: Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO152	<i>Afon Ros Cottage and House</i> 5-7 Hope Street, Spotswood Heritage design guidelines: Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO153	<i>Hugh Lennon Agricultural Implement Works (part)</i> Hudsons Road, Hall Street and 35 Raleigh Street, Spotswood	No	No	No	Yes	No	No	Yes	No
HO154	<i>Spottiswoode Hotel</i> 62 Hudsons Road, Spotswood	Yes	No	No	Yes	No	No	No	No
HO155	<i>Spotswood State Savings Bank (former)</i> 96 Hudsons Road, Spotswood	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO156	<i>House</i> 11 James Street, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO157	<i>House</i> 22 James Street, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO158	<i>House</i> 3 John Street, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO159	<i>Shop (former) and Residence</i> 55 John Street, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO160	<i>Primitive Methodist Church (former)</i> 59-61 John Street, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO161	<i>House</i> 8 Junction Street, Newport	Yes	No	No	Yes	No	No	No	No
HO162	<i>Britannia Hotel</i> 14 Kanowna Street, Williamstown <u>Heritage design guidelines:</u> Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO163	<i>'Omega'</i> 48 Kanowna Street, Williamstown <u>Heritage design guidelines:</u> Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO164	<i>Laverton State School No. 2857 (former)</i> 43 Kiora Street, Altona Meadows	Yes	No	No	Yes	No	No	Yes	No
HO165	<i>Merrett Rifle Range Pavilion (former)</i> 81 Kororoit Creek Road, Williamstown	No	No	No	Yes	No	No	No	No
HO167	<i>House</i> 16 Latrobe Street, Newport <u>Heritage design guidelines:</u> Private Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	Yes	Yes	Yes	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO168	<i>Dennis (Lyons Street) Reserve and Coronation Lamp</i> Lyons Street and Melbourne Road, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes – lamp only	No	Yes	Yes	No	No	No	No
HO169	<i>Presbyterian Manse (former)</i> 27 Lyons Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	-	-	-	Yes	-	Yes Ref No H229	No	No
HO170	<i>'Rheola'</i> 28 Lyons Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO171	<i>House</i> 9 Maclean Street, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO172	<i>House</i> 3 Macquarie Street, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO173	<i>Newport Lakes and Trees (former Newport Quarry) entrance Margaret Street, Newport</i>	No	No	Yes	Yes	No	No	No	No
HO174	<i>House</i> <i>19 Mariner Street, Williamstown</i> <i>Heritage design guidelines:</i> <i>Private Survey Heritage Precinct Heritage Design Guidelines 2020</i>	No	No	No	Yes	No	No	No	No
HO175	<i>Victorian Railways Type A Electricity substation (former)</i> <i>1 Market Street, Newport</i>	No	Yes	No	Yes	No	No	No	No
HO176	Newport World War 1 Memorial <i>Newport World War 1 Memorial</i> <i>Mason Street, Newport</i> <i>Heritage design guidelines:</i> <i>Newport Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020</i>	No	No	No	Yes	No	No	No	No
HO177	<i>Newport Hotel (former)</i> <i>1 Mason Street, Newport</i> <i>Heritage design guidelines:</i> <i>Newport Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020</i>	Yes	No	No	Yes	No	No	No	No
HO178	<i>Newport Mechanics' Institute (former)</i> <i>13 Mason Street, Newport</i> <i>Heritage design guidelines:</i>	Yes	Yes	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Newport Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020								
HO179	<i>Shop and Residence</i> 15-17 Mason Street, Newport Heritage design guidelines: Newport Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO180	<i>Newport Baptist Church Complex</i> 24-26 Mason Street, Newport Heritage design guidelines: Newport Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020	Yes	Yes - church only	No	Yes	No	No	No	No
HO181	<i>House</i> 35 Mason Street, Newport	No	No	No	Yes	No	No	No	No
HO182	<i>Christ Church Complex</i> 59-61 Mason Street, Newport	No	No	No	Yes	No	No	No	No
HO183	<i>'St Arnaud'</i> 65 Mason Street, Newport	Yes	No	No	Yes	No	No	No	No
HO184	<i>House</i> 85 Mason Street, Newport Heritage design guidelines: Newport Civic and Commercial Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO185	<i>Victorian Railways Stores Branch Complex and Trees</i> McLister Street, Spotswood	No	No	Yes	Yes	No	No	Yes	No
HO186	<i>WC Thomas & Sons Flour Mill (former)</i> 1 McRobert Street, Newport	No	No	No	Yes	No	No	Yes	No
HO187	<i>Chusan or Chinese Fan Palm Trees</i> 33 Melbourne Road, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	Yes	Yes	No	No	No	No
HO188	<i>House</i> 89 Melbourne Road, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO189	<i>House</i> 110 Melbourne Road, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO190	<i>'Cloverley'</i> 149 Melbourne Road, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO191	<p><i>St. Stephen's Manse</i></p> <p>177 Melbourne Road, Williamstown</p> <p>Heritage design guidelines:</p> <p>Private Survey Heritage Precinct Heritage Design Guidelines 2020</p>	No	No	No	Yes	No	No	No	No
	There is no HO192								
HO193	<p><i>House and Kauri Pine Tree</i></p> <p>242-244 Melbourne Road, Newport</p> <p>Heritage design guidelines:</p> <p>Private Survey Heritage Precinct Heritage Design Guidelines 2020</p>	No	No	Yes	Yes	No	No	No	No
HO194	<p><i>Houses</i></p> <p>272-274 Melbourne Road, Newport</p> <p>Heritage design guidelines:</p> <p>Private Survey Heritage Precinct Heritage Design Guidelines 2020</p>	No	No	No	Yes	No	No	No	No
HO195	<p><i>Houses</i></p> <p>278 and 280 Melbourne Road, Newport</p> <p>Heritage design guidelines:</p> <p>Private Survey Heritage Precinct Heritage Design Guidelines 2020</p>	Yes	No	No	Yes	No	No	No	No
HO196	<p><i>Shop and Dwelling</i></p> <p>300-302 Melbourne Road, Newport</p> <p>Heritage design guidelines:</p>	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Private Survey Heritage Precinct Heritage Design Guidelines 2020								
HO197	<i>Masonic Temple No. 5925</i> 405 Melbourne Road, Newport Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	Yes	No	Yes	No	No	No	No
HO198	<i>House</i> 471 Melbourne Road, Newport	Yes	No	No	Yes	No	No	No	No
HO199	<i>House</i> 481 Melbourne Road, Newport	Yes	No	No	Yes	No	No	No	No
HO200	<i>Spotswood Railway Workshops Complex (former)</i> 561-569 Melbourne Road, Spotswood	No	Yes	Yes	Yes	No	No	No	No
HO201	<i>Melbourne-Geelong Railway Bridge and Stone Ford over the Laverton Creek</i> intersection Merton Street and Railway Avenue, Altona Meadows	No	No	No	Yes	No	No	No	No
HO202	<i>Administration building</i> <i>Part of the Standard Vacuum Refining Company Complex (former)</i> 351- 381 Millers Road, Altona	No	No	No	Yes	No	No	No	No
HO203	<i>Main Outfall Sewer (Hobsons Bay Section)</i>	-	-	-	Yes	-	Yes	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Millers Road to Princes Highway, Brooklyn						Ref No H1932		
HO204	MMBW Brooklyn Pumping Station 87 Millers Road, Altona North	No	No	No	Yes	No	No	No	No
HO205	Fort Gellibrand Battery Road, Williamstown	-	-	-	Yes	-	Yes Ref No H1811	No	No
HO206	Williamstown Tennis Club Pavilion 73 Morris Street, Williamstown <u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u>	No	No	Yes	Yes	No	No	No	No
HO207	Gellibrand Pier and Breakwater Pier Nelson Place and Battery Road, Williamstown	-	-	-	Yes	-	Yes Ref No H1088 (part)	No	No
HO208	Williamstown War Memorial Intersection of Nelson Place and Ferguson Street, Williamstown <u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u>	No	No	No	Yes	No	No	No	No
HO209	Alfred Graving Dock	-	-	-	Yes	-	Yes	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Williamstown Dockyard, 2-10 Nelson Place, Williamstown						Ref No H697		
HO210	<i>Prince of Wales Hotel (former)</i> 1 Nelson Place, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO211	<i>Oriental Hotel (former)</i> 55 Nelson Place, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020 Nelson Place Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO212	<i>Royal Hotel (former)</i> 85 Nelson Place, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020 Nelson Place Heritage Precinct Heritage Design Guidelines 2020	-	-	-	Yes	-	Yes Ref No H1770	No	No
HO213	<i>'Craigantina'</i> 125-129 Nelson Place, Williamstown Heritage design guidelines:	Yes	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Government Survey Heritage Precinct Heritage Design Guidelines 2020 Nelson Place Heritage Precinct Heritage Design Guidelines 2020								
HO214	<i>Customs House (former)</i> 128 Nelson Place and 18-34 Syme Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020 Nelson Place Heritage Precinct Heritage Design Guidelines 2020	-	-	-	Yes	-	Yes Ref No H894	No	No
HO215	<i>Shops and Residences</i> 131-137 Nelson Place, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020 Nelson Place Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO216	<i>English, Scottish and Australian Bank (former)</i> 139 Nelson Place, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020 Nelson Place Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO217	<p><i>Shops and Residences</i></p> <p>141-143 Nelson Place, Williamstown</p> <p>Heritage design guidelines:</p> <p><u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u></p> <p><u>Nelson Place Heritage Precinct Heritage Design Guidelines 2020</u></p>	Yes	No	No	Yes	No	No	No	No
HO218	<p><i>Shops and Residences</i></p> <p>145-147 Nelson Place, Williamstown</p> <p>Heritage design guidelines:</p> <p><u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u></p> <p><u>Nelson Place Heritage Precinct Heritage Design Guidelines 2020</u></p>	Yes	No	No	Yes	No	No	No	No
HO219	<p><i>Shops and Residences</i></p> <p>151-153 Nelson Place, Williamstown</p> <p>Heritage design guidelines:</p> <p><u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u></p> <p><u>Nelson Place Heritage Precinct Heritage Design Guidelines 2020</u></p>	Yes	No	No	Yes	No	No	No	No
HO220	<p><i>Bay View Hotel (former) and Shop</i></p> <p>175 Nelson Place, Williamstown</p> <p>Heritage design guidelines:</p> <p><u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u></p>	Yes	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Nelson Place Heritage Precinct Heritage Design Guidelines 2020								
HO221	<i>Bank of Australasia (former)</i> 189 Nelson Place, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020 Nelson Place Heritage Precinct Heritage Design Guidelines 2020	-	-	-	Yes	-	Yes Ref No H1769	No	No
HO222	<i>Commercial Bank Of Australia (former)</i> 193 Nelson Place, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020 Nelson Place Heritage Precinct Heritage Design Guidelines 2020	Yes	Yes	No	Yes	No	No	No	No
HO223	<i>'Salisbury Buildings'</i> 195-203 Nelson Place, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020 Nelson Place Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO224	<i>Williamstown Advertiser Building (former),</i>	-	-	-	Yes	-	Yes	No	No

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	205 Nelson Place, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020 Nelson Place Heritage Precinct Heritage Design Guidelines 2020						Ref No H865		
HO225	<i>Yacht Club Hotel</i> 207 Nelson Place, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020 Nelson Place Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO226	<i>Modern Buildings</i> 213-215 Nelson Place, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020 Nelson Place Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO227	<i>Residence (also known as Wilkins House (former))</i> 231 Nelson Place, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	-	-	-	Yes	-	Yes Ref No H231	No	No

HOBSONS BAY PLANNING SCHEME

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	Nelson Place Heritage Precinct Heritage Design Guidelines 2020								
HO228	<i>Holy Trinity Church, Vicarage and Hall</i> 255 Nelson Place, and 2 Pasco Street and 8-12 Pasco Street and 144-158 Aitken Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020 Nelson Place Heritage Precinct Heritage Design Guidelines 2020	-	-	-	Yes	-	Yes Ref No H1734	No	No
HO229	<i>Jackson Court</i> 263 Nelson Place, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020 Nelson Place Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO230	<i>St. Joseph's Roman Catholic Convent and Presbytery</i> 7-9 Newcastle Street, Newport	Yes	No	No	Yes	No	No	No	No
HO231	<i>Sacred Heart Catholic Complex</i> 20 Newcastle Street, Newport	Yes	Yes church only	No	Yes	No	No	No	No
HO232	<i>Newport Coffee Palace (former)</i> 24 Newcastle Street, Newport	Yes	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>There is no HO233</i>								
HO234	Terrace 64-70 North Road, Newport Heritage design guidelines: Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO235	House 88 North Road, Newport Heritage design guidelines: Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO236	House 115 North Road, Newport Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO237	House 127 North Road, Newport Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO238	Williamstown Botanical Gardens 97 Osborne Street, Williamstown Heritage design guidelines:	-	-	-	Yes	-	Yes Ref No H1803	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Government Survey Heritage Precinct Heritage Design Guidelines 2020								
HO239	<p><i>House</i></p> <p>21 Osborne Street, Williamstown</p> <p>Heritage design guidelines:</p> <p>Government Survey Heritage Precinct Heritage Design Guidelines 2020</p>	No	No	No	Yes	No	No	No	No
HO240	<p><i>House and Pepper Trees</i></p> <p>54 Osborne Street, Williamstown</p> <p>Heritage design guidelines:</p> <p>Government Survey Heritage Precinct Heritage Design Guidelines 2020</p>	Yes	Yes	No	Yes	No	No	No	No
HO241	<p><i>Cotton Palm, English Oak and Lily Pilly Trees</i></p> <p>197 Osborne Street, Williamstown</p> <p>Heritage design guidelines:</p> <p>Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020</p>	No	No	Yes	Yes	No	No	No	No
HO242	<p><i>Williamstown Post and Telegraph Office (former)</i></p> <p>1 Parker Street, Williamstown</p> <p>Heritage design guidelines:</p> <p>Government Survey Heritage Precinct Heritage Design Guidelines 2020</p> <p>Nelson Place Heritage Precinct Heritage Design Guidelines 2020</p>	Yes	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO243	<i>Williamstown Chronicle Office (former)</i> 8 Parker Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020 Nelson Place Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO244	<i>Maclean Residence and Surgery (former)</i> 10 Parker Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO245	<i>Shop and Residence (former)</i> 28 Parker Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO246	<i>Shops and Residences</i> 30-32 Parker Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO247	<i>House</i> 14 Pasco Street, Williamstown Heritage design guidelines:	Yes	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Government Survey Heritage Precinct Heritage Design Guidelines 2020								
HO248	<i>Manchester Unity Independent Order of Oddfellows Hall (former)</i> 26 Pasco Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	Yes	No	Yes	No	No	No	No
HO249	<i>Tudor House</i> 52-54 Pasco Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	-	-	-	Yes	-	Yes Ref No H1857	No	No
HO250	<i>'Ashton Villa'</i> 64 Pasco Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO251	<i>'St. Ayles'</i> 72 Pasco Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	Yes	No	No	No
HO252	<i>Jelly Palm, Stone Pine and Oak Trees</i> 74 Pasco Street, Williamstown	Yes	No	Yes	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

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	<u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u>								
HO253	<i>Williamstown High School Complex</i> 76 Pasco Street, Williamstown <u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u>	Yes	No	No	Yes	No	No	No	No
HO254	<i>House</i> 19 Pearson Street, Williamstown <u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u>	No	No	Yes	Yes	No	No	No	No
HO255	<i>Altona Pier</i> Pier Street and The Esplanade, Altona	No	No	No	Yes	No	No	No	No
HO256	<i>Red Robin Hosiery Factory (former)</i> 119 Pier Street, Altona	No	No	No	Yes	No	No	Yes	No
HO257	<i>Cheetham Salt Works (former)</i> Point Cook Road, Laverton	No	No	Yes	Yes	Yes	No	No	No
HO258	<i>North Williamstown Railway Station Complex</i> Power Street, North Williamstown	Yes	No	Yes	Yes	No	No	Yes	No
HO259	<i>Bluestone Bridge over Kororoit Creek</i>	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Princes Highway, Brooklyn								
HO260	<i>Laverton Homestead (former)</i> 128 –155 Queen Street, Altona	Yes	Yes	Yes	Yes	No	No	No	No
HO261	<i>Truganina Explosives Magazine Complex (former) and Trees</i> 276 Queen Street, Altona	No	No	Yes	Yes	Yes	No	Yes	Yes
HO262	<i>Williamstown Racecourse Site (former) and Canary Island Palm Tree</i> Racecourse Road, Altona	No	No	Yes	Yes	No	No	No	No
HO263	<i>House</i> 88 Railway Crescent, Williamstown	Yes	No	No	Yes	No	No	No	No
HO264	<i>Williamstown Beach Railway Station</i> Railway Crescent and Railway Place, Williamstown	Yes	No	No	Yes	No	No	No	No
HO265	<i>St Mary's Roman Catholic School and former Church and Camphor Laurel Tree</i> Railway Street North, Altona	Yes	Yes – church only	Yes	Yes	No	No	Yes	No
HO266	<i>House</i> 6 Rennie Street, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO267	<i>House</i>	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	3 Rupert Street, Newport Heritage design guidelines: Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020								
HO268	Altona Baptist Church 14 Sargood Street, Altona	No	Yes — church only	No	Yes	No	No	No	No
HO269	Solomit or Straw House 2 Seaview Crescent, Seaholme	Yes	No	No	Yes	No	No	No	No
HO270	House 4 Smith Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO271	House 41 Speight Street, Newport Heritage design guidelines: Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO272	'Alcroft' 13 Station Road, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO273	<i>Seaholme Railway Station Complex and Trees</i> Station Street, Seaholme	No	No	Yes	Yes	No	No	No	No
HO274	<i>Part of McKenzie & Holland Complex (former)</i> 41-59 Stephenson Street and 9-9a Sutton Street, South Kingsville	No	No	No	Yes	No	No	Yes	No
HO275	<i>House</i> 8 Stevedore Street, Williamstown Heritage design guidelines: <u>Private Survey Heritage Precinct Heritage Design Guidelines 2020</u>	No	No	No	Yes	No	No	No	No
HO276	<i>'Alroy'</i> 13 Stevedore Street, Williamstown Heritage design guidelines: <u>Private Survey Heritage Precinct Heritage Design Guidelines 2020</u>	No	No	No	Yes	No	No	Yes	No
HO277	<i>Shops (former) and Residence</i> 46-48 Stevedore Street, Williamstown Heritage design guidelines: <u>Private Survey Heritage Precinct Heritage Design Guidelines 2020</u>	Yes	No	No	Yes	No	No	Yes	No
HO278	<i>Napier Hotel (former)</i> 52 Stevedore Street, Williamstown Heritage design guidelines: <u>Private Survey Heritage Precinct Heritage Design Guidelines 2020</u>	Yes	No	No	Yes	No	No	Yes	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Private Survey Heritage Precinct Heritage Design Guidelines 2020								
HO279	<i>Congregational Church (former)</i> 57 Stevedore Street, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	Yes	No	Yes	No	No	No	No
HO280	<i>Salvation Army Temple</i> 83 Stevedore Street, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	Yes	No	Yes	No	No	No	No
HO281	<i>Alfred Hotel (former)</i> 92 Stevedore Street, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO282	<i>'White House'</i> 5 The Strand, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO283	<i>'Maritimo' Fence</i> 8-9 The Strand, Williamstown Heritage design guidelines:	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Private Survey Heritage Precinct Heritage Design Guidelines 2020								
HO284	<i>Terrace Houses and Fence</i> 10-11 The Strand, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	Yes	Yes	Yes	No	No	No
HO285	<i>House</i> 12 The Strand, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO286	<i>House – formerly 'Craigdoon'</i> 14 The Strand, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO287	<i>'Mandalay' (former Abberton House)</i> 24 The Strand, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	-	-	-	Yes	-	Yes Ref No H232	No	No
HO288	<i>'Tarneit'</i> 28 The Strand, Williamstown Heritage design guidelines: Private Survey Heritage Precinct Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Private Survey Heritage Precinct Heritage Design Guidelines 2020								
HO289	<p>'Clouera'</p> <p>53 The Strand, Williamstown</p> <p>Heritage design guidelines:</p> <p>Private Survey Heritage Precinct Heritage Design Guidelines 2020</p>	No	No	No	Yes	No	No	No	No
HO290	<p>'Dachet'</p> <p>62 The Strand, Williamstown</p> <p>Heritage design guidelines:</p> <p>Private Survey Heritage Precinct Heritage Design Guidelines 2020</p>	Yes	No	No	Yes	No	No	No	No
HO291	<p>'Sea Gates'</p> <p>62 The Strand, Williamstown</p> <p>Heritage design guidelines:</p> <p>Private Survey Heritage Precinct Heritage Design Guidelines 2020</p>	Yes	No	No	Yes	No	No	No	No
HO292	<p>'Monomeath'</p> <p>67-68 The Strand, Williamstown</p> <p>Heritage design guidelines:</p> <p>Private Survey Heritage Precinct Heritage Design Guidelines 2020</p>	Yes	No	No	Yes	No	No	No	No
HO293	<p>'Allambie'</p> <p>69 The Strand, Newport</p> <p>Heritage design guidelines:</p>	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Private Survey Heritage Precinct Heritage Design Guidelines 2020								
HO294	<p><i>House</i></p> <p>74 The Strand, Newport</p> <p>Heritage design guidelines:</p> <p>Private Survey Heritage Precinct Heritage Design Guidelines 2020</p>	No	No	No	Yes	No	No	No	No
HO295	<p><i>House</i></p> <p>75 The Strand, Newport</p> <p>Heritage design guidelines:</p> <p>Private Survey Heritage Precinct Heritage Design Guidelines 2020</p>	No	No	No	Yes	No	No	No	No
HO296	<p><i>House</i></p> <p>77 The Strand, Newport</p> <p>Heritage design guidelines:</p> <p>Private Survey Heritage Precinct Heritage Design Guidelines 2020</p>	No	No	No	Yes	No	No	No	No
HO297	<p><i>House</i></p> <p>94 The Strand, Williamstown</p> <p>Heritage design guidelines:</p> <p>Private Survey Heritage Precinct Heritage Design Guidelines 2020</p>	No	No	No	Yes	No	No	No	No
HO299	<p><i>Police Station, Sargeant, Watch House, Keepers quarters (former)</i></p> <p>8-10 Thompson Street, Williamstown</p>	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<u>Heritage design guidelines:</u> <u>Private Survey Heritage Precinct Heritage Design Guidelines 2020</u>								
HO300	<i>Elm Trees</i> 14 Thompson Street, Williamstown <u>Heritage design guidelines:</u> <u>Private Survey Heritage Precinct Heritage Design Guidelines 2020</u>	No	No	Yes	Yes	No	No	No	No
HO301	<i>Bridge Hotel (former)</i> 72 Thompson Street, Williamstown <u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u>	-	-	-	Yes	-	Yes Ref No H1792	No	No
HO302	<i>House</i> 97 Thompson Street, Williamstown <u>Heritage design guidelines:</u> <u>Government Survey Heritage Precinct Heritage Design Guidelines 2020</u>	Yes	No	No	Yes	No	No	No	No
HO303	<i>Commonwealth Oil Refinery Complex (former)</i> 32-54 Toll Drive, Altona North	No	No	No	Yes	No	No	Yes	No
	<i>There is no HO304</i>								
HO305	<i>Phaup's Beach Hotel (former)</i> 41 Twyford Street, Williamstown <u>Heritage design guidelines:</u>	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Government Survey Heritage Precinct Heritage Design Guidelines 2020								
HO306	<i>Norfolk Island Pines</i> 50 Verdon Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	Yes	Yes	No	No	No	No
HO307	<i>House</i> 75 Verdon Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO308	<i>'Erith'</i> 95 Verdon Street, Williamstown Heritage design guidelines: Government Survey Heritage Precinct Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO309	<i>Wild Kaffir Plum Tree</i> 49 Victoria Street, Williamstown Heritage design guidelines: Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020	Yes	No	Yes	Yes	No	No	No	No
HO310	<i>House</i> 51 Victoria Street, Williamstown	Yes	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Heritage design guidelines: Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020								
HO311	<i>Kauri Pine and Ginkgo Tree</i> 60 Victoria Street, Williamstown Heritage design guidelines: Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020	Yes	No	Yes	Yes	No	No	No	No
HO312	<i>House</i> 80 Victoria Street, Williamstown Heritage design guidelines: Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO313	<i>Williamstown Croquet Club Pavilion</i> 104 Victoria Street, Williamstown Heritage design guidelines: Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO314	<i>House</i> 115 Victoria Street, Williamstown Heritage design guidelines:	Yes	No	Yes	Yes	Yes	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020								
HO315	Rifle Club Hotel 121 Victoria Street, Williamstown Heritage design guidelines: Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020	Yes	No	No	Yes	No	No	No	No
HO316	House 1 Yarra Street, Williamstown Heritage design guidelines: Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO323	War Service Homes Commission Precinct Melbourne Road (part), Hudsons Road (part), Reed Street (part), Spotswood Statement of significance: War Service Homes Commission Precinct (HO323) Statement of Significance, March 2022 Heritage design guidelines: Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020	No	No	No	Yes	No	No	No	No
HO324	Alloa Park Estate Precinct	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p>154 – 170 Hall Street, Spotswood</p> <p>Statement of significance: Alloa Park Estate Precinct (HO324) Statement of Significance, March 2022</p> <p>Heritage design guidelines: Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020</p>								
HO325	<p><i>Australian Glass Manufacturers' Housing Heritage Precinct</i></p> <p>Bernard Street, Robb Street and 36 Craig Street, Spotswood</p> <p>Statement of significance: Australian Glass Manufacturers' Housing Heritage Precinct (HO325) Statement of Significance, March 2022</p> <p>Heritage design guidelines: Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines 2020</p>	No	No	No	Yes	No	No	No	No
HO326	<p><i>Spotswood State School No. 3659</i></p> <p>598 Melbourne Road, Spotswood</p> <p>Statement of significance: Spotswood State School No. 3659 (HO326) Statement of Significance, March 2022</p>	No	No	No	Yes	No	No	No	No
HO327	<p><i>Shops</i></p>	No	No	No	Yes	No	No	No	No

HOBSONS BAY PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<u>87-89 Hudsons Road, Spotswood</u> Statement of significance: <u>Shops at 87-89 Hudsons Road, Spotswood (HO327)</u> <u>Statement of Significance, March 2022</u>								
HO328	<u>Baco Food Products Factory</u> <u>121-129 Craig Street, Spotswood</u> Statement of significance: <u>Baco Food Products Factory (HO328) Statement of Significance, March 2022</u>	No	No	No	Yes	No	No	No	No

24/09/2018
G88 Proposed C137hbay

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0

Incorporated documents

24/02/2022
G434hbay Proposed C137hbay

Name of document	Introduced by:
AGM Factory Complex (Former) (HO46), Statement of Significance, March 2022	C137hbay
Alloa Park Estate Heritage Precinct (HO324), Statement of Significance, March 2022	C137hbay
Australian Glass Manufacturers' Housing Heritage Precinct (HO325), Statement of Significance, March 2022	C137hbay
Altona North Comprehensive Development Plan, August 2018	C88
Altona North Development Contributions Plan, August 2018	C88
Baco Food Products Factory (HO328), Statement of Significance, March 2022	C137hbay
Construction and extension of one dwelling on a lot between 300m ² and 500m ² , 1 May 2014	GC9
Cox's Garden Heritage Precinct Heritage Design Guidelines, September 2021.	C131hbay
Ferguson Street Civic and Commercial Heritage Precinct Heritage Design Guidelines, September 2021.	C131hbay
Government Survey Heritage Precinct Heritage Design Guidelines, September 2021.	C131hbay
Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay 2006	C34
Guidelines for Infill Development in Heritage Areas in Hobsons Bay 2006	C34
Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Heritage Design Guidelines, September 2021.	C131hbay
Housing Commission of Victoria Estates Heritage Precincts Heritage Design Guidelines, September 2021.	C131hbay
Kororoit Creek Road, Williamstown North Level Crossing Removal Project Incorporated Document, June 2017	C111
Laverton Rail Upgrade Project, September 2008	C69
Medical Centre and Pharmacy at 196 – 200 Hall Street, Spotswood, July 2010	C67
Nelson Place Heritage Precinct Heritage Design Guidelines, September 2021.	C131hbay
Newport and Spotswood Residential Heritage Precincts Heritage Design Guidelines, September 2021.	C131hbay
Newport Civic and Commercial Precinct Heritage Design Guidelines, September 2021.	C131hbay
Outer Suburban Arterial Roads - Western Package Incorporated Document, June 2017	GC74
Shops 87-89 Hudson Road, Spotswood (HO327), Statement of Significance, March 2022	C137hbay
Spotswood Residential Heritage Precinct (HO30), Statement of Significance, March 2022	C137hbay

HOBSONS BAY PLANNING SCHEME

Name of document	Introduced by:
Spotswood State School No. 3659 (HO326), Statement of Significance, March 2022	C137hbay
Point Gellibrand Coastal Heritage Park Master Plan - Revised July 2003	C24
Port Phillip Woollen Mill Development Contributions Plan 2015-25, April 2016 (Amended July 2017)	GC75
Private Survey Heritage Precinct Heritage Design Guidelines, September 2021.	C131hbay
West Gate Tunnel Project Incorporated Document, December 2017	GC93
War Service Homes Commission Precinct (HO323), Statement of Significance, March 2022	C137hbay

DRAFT

31/07/2018
V6-148 Proposed C137hbay

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0

Background documents

24/02/2022
C131hbay Proposed C137hbay

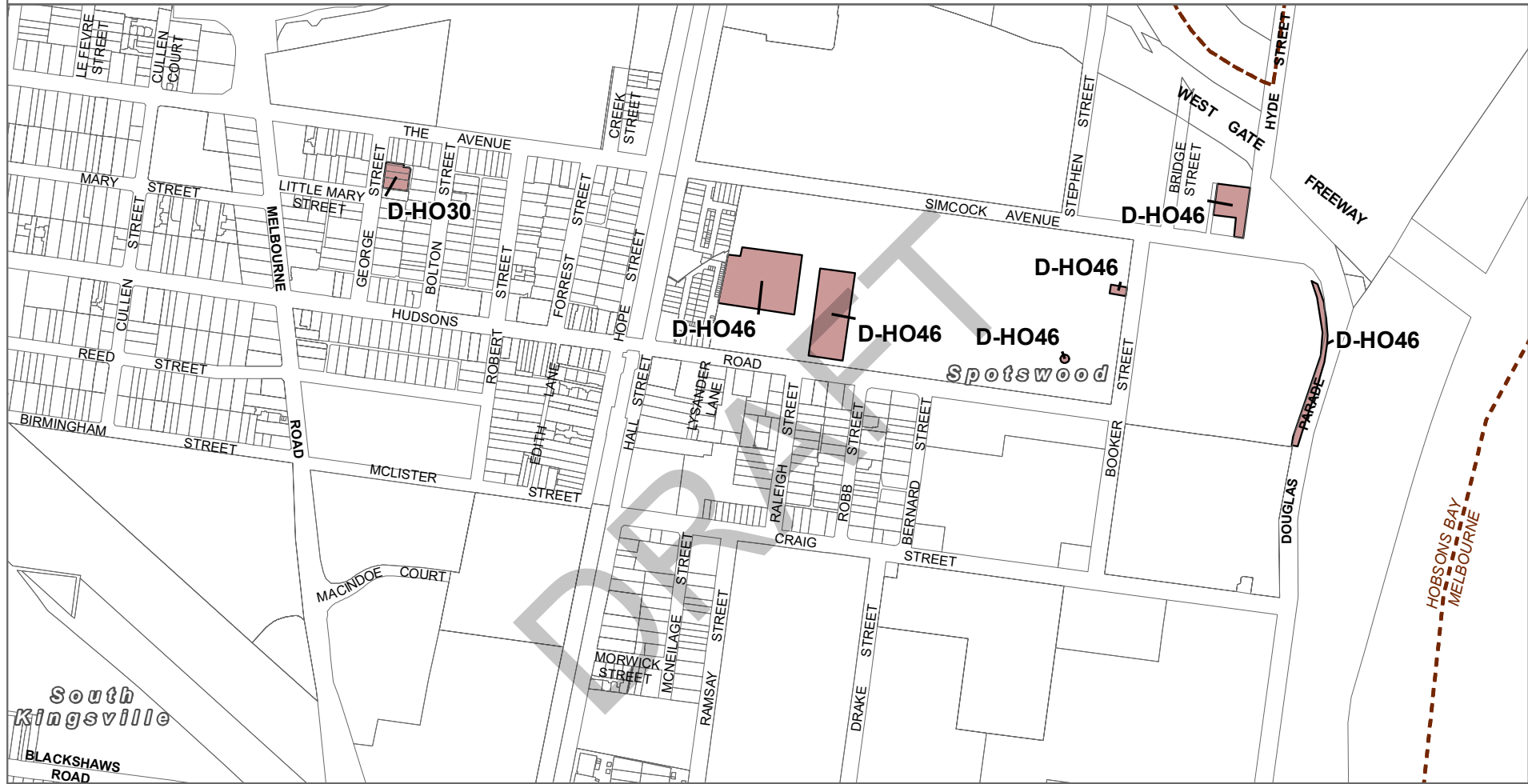
Name of background document	Amendment number - clause reference
Activity Centre Strategy 2019-36 (Hobsons Bay City Council, July 2019)	C131hbay 11.03-1L
A Fair Hobsons Bay for All 2019-2023 (Hobsons Bay City Council, September 2019)	C131hbay 15.01-2L 17.03-2L 17.04-1L
Biodiversity Strategy 2017-22 (Hobsons Bay City Council, February 2017)	C131hbay 12.01-1L
Burns Road Industrial Estate Structure Plan (Ratio Consultants, August 1997)	NFPS 15.01-2L
Climate Change Adaptation Plan 2013-18 (Hobsons Bay City Council, 2013)	C131hbay 13.03-1L
Community Facility Planning Principles (Hobsons Bay City Council, 2008)	C131hbay 19.02-4L
Community Greenhouse Strategy 2013-30 (Hobsons Bay City Council, 2013)	C131hbay 13.03-1L
Electronic Gaming Machines (EGMs) in Hobsons Bay Background Paper (Hobsons Bay City Council, 2014)	C112 52.28
Experience Hobsons Bay Tourism Strategy 2019-2024 (Hobsons Bay City Council, 2019)	C131hbay 02.03
Hobsons Bay 2030 Community Vision (Hobsons Bay City Council, February 2017)	C131hbay 11.02-1L
Hobsons Bay Advertising Signs Guidelines (Hobsons Bay City Council, June 1999)	C131hbay 15.01-1L
Hobsons Bay Affordable Housing Policy Statement (Hobsons Bay City Council, April 2016)	C131hbay 16.01-1L
Hobsons Bay Council Plan 2017-2021 (City of Hobsons Bay, 2017)	C131hbay 02.02
Hobsons Bay Economic Development Strategy 2015-2020 (Hobsons Bay City Council, 2015)	C131hbay 15.01-2L 17.03-2L

HOBSONS BAY PLANNING SCHEME

Name of background document	Amendment number - clause reference
	17.04-1L
Hobsons Bay Heritage Study (Hobsons Bay City Council et al., 2007 Amended 2017)	C107, C125 15.03-1L
Hobsons Bay Housing Strategy (Hobsons Bay City Council, July 2019)	C131hbay 13.07-1L 16.01-1L 17.02-2L
Hobsons Bay Industrial Development Design Guidelines (Hobsons Bay City Council, June 2008)	C33 15.01-2L 17.03-1L
Hobsons Bay Industrial Land Management Strategy (Hobsons Bay City Council, June 2008)	C33 15.01-2L 17.03-1L
Hobsons Bay Integrated Transport Plan 2017-2030 (Hobsons Bay City Council, November 2017)	C131hbay 15.01-3L 18.01-2L 18.02-2L
Hobsons Bay Landscape Design Guidelines (Hobsons Bay City Council, April 1999)	C131hbay 19.02-6L
Hobsons Bay Neighbourhood Character Study 2019 (Hobsons Bay City Council, July 2019)	C131hbay 15.01-1L 15.01-5L
Hobsons Bay Problem Gambling – Electronic Gaming Machines (EGM) Policy Statement (Hobsons Bay City Council, July 2015)	C112 52.28
Hobsons Bay Preparing Social Impact Assessment – Applicant Guidelines (Hobsons Bay City Council, March 2011)	C112 52.28
Hobsons Bay Strategic Bicycle Plan (Traffix Group, March 2003)	C131hbay 15.01-3L 18.02-2L
Kororoit Creek Masterplan (Thompson Berrill Landscape Design, November 2006)	C87 19.02-6L
Kororoit Creek Regional Strategy 2005-2030 (Land Design Partnership Pty Ltd, September 2006)	C87 19.02-6L

HOBSONS BAY PLANNING SCHEME

Name of background document	Amendment number - clause reference
Laverton Together Urban Design Framework (Hansen Partnership, April 2006)	C131hbay 11.03-1L
Lettering and Signs on Buildings c1850-1900, National Trust of Australia (Australian Council of National Trusts, March 1984)	C131hbay 15.01-1L
Living Hobsons Bay: an Integrated Water Management Plan 2014-2019 (Hobsons Bay City Council, November 2014)	C131hbay 12.02-1L 19.03-3L
Open Space Strategy (Hobsons Bay City Council, June 2018)	C131hbay 19.02-6L
Point Gellibrand Park Coastal Heritage Park Master Plan (Parks Victoria, Revised July 2003)	C131hbay 19.02-6L
Public Art Strategy 2016-2020 (Hobsons Bay City Council, 2016)	C131hbay 19-02-4L
<u>Spotswood Activity Centre Structure Plan Heritage Review (RBA Consultants, March 2022)</u>	<u>C137hbay</u> <u>43.01</u>
Universal Design Policy Statement (Hobsons Bay City Council & Allen Kong Architect, September 2017)	C131hbay 16.01-1L
Urban Forest Strategy 2020 (Hobsons Bay City Council, 2020)	C131hbay 15.01-1L 15.01-2L 15.01-5L 15.02-1L 15.03-1L
Williamstown Foreshore Strategic Plan (Parks Victoria, 2010)	C63 19.02-6L



LEGEND

- D-HO - Area to be deleted from a Heritage Overlay
- Local Government Area

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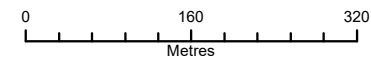
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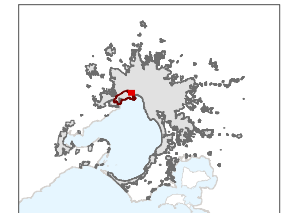
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Part of Planning Scheme Map 5HO



HOBSONS BAY PLANNING SCHEME - LOCAL PROVISION AMENDMENT C137hbay



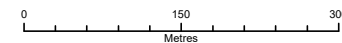
LEGEND

- HO - Heritage Overlay
- Local Government Area

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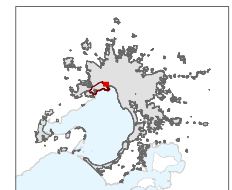
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Planning Group
Print Date: 17/11/2022
Amendment Version: 1



Environment,
Land, Water
and Planning

Part of Planning Scheme Maps 4HO & 5HO



Statement of Significance: **Spotswood Residential Heritage Precinct**

Heritage Place:	Spotswood Residential Heritage Precinct	PS ref no:	HO30
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What is significant?

The Spotswood Residential Heritage Precinct, which comprises all land in HO30 and includes houses east and west of the railway line. Places west of the railway are located in an area bound by McLister Street (south), The Avenue (north) and Melbourne Road (west). East of the railway, the precinct includes places to Craig, Raleigh and Robb streets.

Contributory elements:

The following original features contribute to the significance of the Spotswood Residential Heritage Precinct:

- Generally intact single storey houses dating from the late 19th century to the end of the Interwar period (circa 1945), one with an attached shop,
- Subdivision patterns established during the late 19th and early 20th centuries,
- Consistent setbacks,
- Intact roof forms (hipped, gabled, gambrel etc.) and cladding (including corrugated metal sheeting and terracotta tiling),
- Rendered or brick chimneys, as well as terracotta pots,
- Roof detailing such as decorative terracotta cresting and/or finials, and to gable ends (shingling, weatherboards, half-timbering/battens, rendered finishes),
- Intact painted timber-framed walls with a range of cladding including ashlar boarding, weatherboards, (bands of) shingled boards,
- Intact face brick walls or porches,
- General timber detailing, including exposed rafter ends, brackets, decorative friezes (fretwork, spindles, etc.), turned timber posts, etc.
- Verandahs, usually with timber detailing though some with cast iron friezes, and porches with brick piers and the like,
- Decorative elements, usually classicising detailing such as cornices, brackets, pediments,

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- Timber-framed windows including double-hung sashes, casements with toplights, bay windows, some with awnings or hoods,
- Front doors – usually timber, panelled and/or with glass panes, often with transom windows and/or sidelights,
- Front fences, mainly original low masonry (Interwar period),
- Minimal garden settings,
- Kerbing and channelling, and
- Complementary street plantings.

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 key phases of development in Spotswood during the late Victorian, Federation, and Interwar (through to the end of WWII), which was a consequence of the development of industries and railway-related infrastructure in the area. (Criterion A)

Aesthetically, it is significant for its consistent housing stock from the late Victorian, Federation and Interwar periods. It is notable for its consistent character, which is derived from the predominantly weatherboard single storey detached houses that have similar form, scale, detailing and materials. Most houses have a verandah or porch to the front and many retain original decorative features to their facades. Compared with other precincts in the Municipality, houses in Spotswood often occur in groups of two or more similar buildings, suggesting the work of a particular builder/developer.

The historic character of some streets is enhanced by an established canopy of mature exotic street trees. (Criterion D)

Primary source

Spotswood Activity Centre Structure Plan Heritage Study 2022

HOBSONS BAY PLANNING SCHEME

Number	Address	Grade
1	Bolton Street	Contributory
3	Bolton Street	Contributory
5	Bolton Street	Contributory
7	Bolton Street	Contributory
8	Bolton Street	Contributory
11	Bolton Street	Contributory
12	Bolton Street	Contributory
18	Bolton Street	Contributory
20	Bolton Street	Contributory
21	Bolton Street	Contributory
23	Bolton Street	Contributory
27	Bolton Street	Contributory
29	Bolton Street	Contributory
31	Bolton Street	Contributory
42	Craig Street	Contributory
46	Craig Street	Contributory
48	Craig Street	Contributory
50	Craig Street	Contributory
52	Craig Street	Contributory
54	Craig Street	Contributory
56	Craig Street	Contributory
60	Craig Street	Contributory
64	Craig Street	Contributory
66	Craig Street	Contributory
68	Craig Street	Contributory
70	Craig Street	Contributory
7	Forrest Street	Contributory
9	Forrest Street	Contributory
10	Forrest Street	Contributory
12	Forrest Street	Contributory
13	Forrest Street	Contributory
14	Forrest Street	Contributory
15	Forrest Street	Contributory
19	Forrest Street	Contributory
20	Forrest Street	Contributory
21	Forrest Street	Contributory
22	Forrest Street	Contributory
24	Forrest Street	Contributory
1	George Street	Contributory
3	George Street	Contributory
5	George Street	Contributory
6	George Street	Contributory
9	George Street	Contributory
10	George Street	Contributory
11	George Street	Contributory
12	George Street	Contributory
14	George Street	Contributory
16	George Street	Contributory
18	George Street	Contributory
20	George Street	Contributory
21	George Street	Contributory
22	George Street	Contributory
23	George Street	Contributory
9	Hope Street	Contributory

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HOBSONS BAY PLANNING SCHEME

11	Hope Street	Contributory
13	Hope Street	Contributory
37	Hope Street	Contributory
39	Hope Street	Contributory
57	Hope Street	Contributory
61	Hope Street	Contributory
63	Hope Street	Contributory
65	Hope Street	Contributory
67	Hope Street	Contributory
41	Hudsons Road	Contributory
43	Hudsons Road	Contributory
104	Hudsons Road	Contributory
105	Hudsons Road	Contributory
111	Hudsons Road	Contributory
113	Hudsons Road	Contributory
121	Hudsons Road	Contributory
123	Hudsons Road	Contributory
125	Hudsons Road	Contributory
127	Hudsons Road	Contributory
128	Hudsons Road	Contributory
135	Hudsons Road	Contributory
137	Hudsons Road	Contributory
2	McLister Street	Contributory
626	Melbourne Road	Contributory
628	Melbourne Road	Contributory
6	Raleigh Street	Contributory
8	Raleigh Street	Contributory
12	Raleigh Street	Contributory
14	Raleigh Street	Contributory
16	Raleigh Street	Contributory
18	Raleigh Street	Contributory
20	Raleigh Street	Contributory
4	Reed Street	Contributory
8	Reed Street	Contributory
12	Reed Street	Contributory
16	Reed Street	Contributory
18	Reed Street	Contributory
1	Robb Street	Contributory
3	Robb Street	Contributory
7	Robb Street	Contributory
9	Robb Street	Contributory
10	Robb Street	Contributory
11	Robb Street	Contributory
13	Robb Street	Contributory
14	Robb Street	Contributory
15	Robb Street	Contributory
21	Robb Street	Contributory
1	Robert Street	Contributory
35	Robert Street	Contributory
37	Robert Street	Contributory
39	Robert Street	Contributory
41	Robert Street	Contributory
43	Robert Street	Contributory
45	Robert Street	Contributory
46	Robert Street	Contributory
47	Robert Street	Contributory

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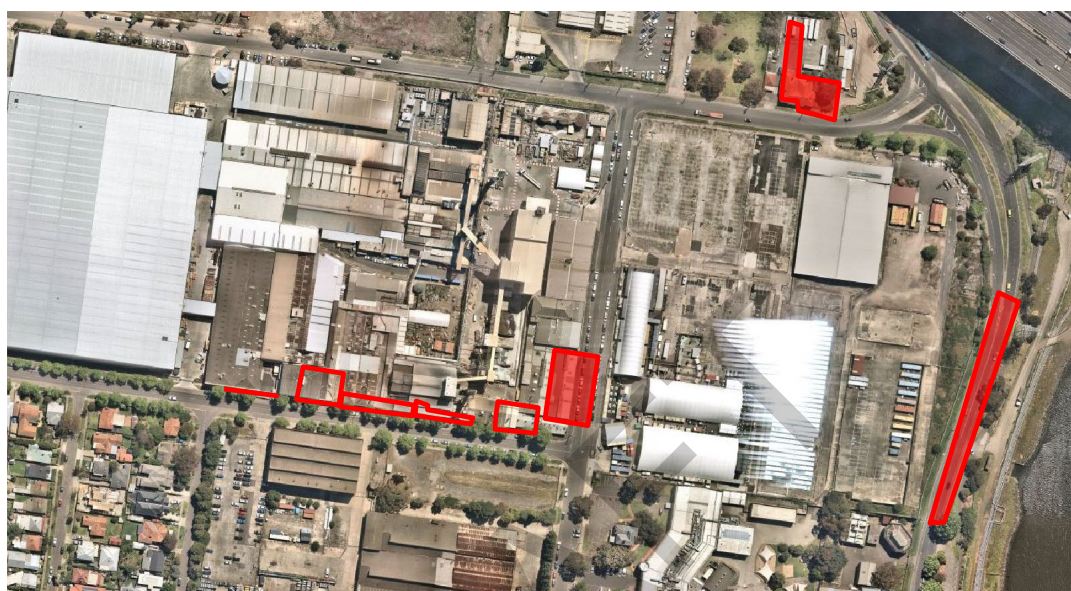
48	Robert Street	Contributory
49	Robert Street	Contributory
51	Robert Street	Contributory
53	Robert Street	Contributory
55	Robert Street	Contributory
57	Robert Street	Contributory
59	Robert Street	Contributory
29	The Avenue	Contributory
31	The Avenue	Contributory
35	The Avenue	Contributory
37	The Avenue	Contributory
39	The Avenue	Contributory
41	The Avenue	Contributory

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Statement of Significance: **AGM Factory Complex (Former)**

Heritage Place:	AGM Factory Complex (Former)	PS ref no:	HO46
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What is significant?

The AGM Factory Complex (Former) across four sites in Spotswood is significant. This vast, densely developed industrial site emerged east of Booker Street during the late Victorian period and expanded west, southwest and north during the early 20th century as a principal site of production for the nationally important company Australian Glass Manufacturers Co Ltd (AGM) (1915-39) and descendent Australian Consolidated Industries (ACI) (1939-98). Due to recent redevelopment, much of the historic built fabric has been lost or compromised; however, some significant elements survive.

Contributory Elements

The significant components are:

- Basalt Wall (1897), west of Douglas Parade,
- AGM Company Headquarters (1916), Tennis Clubhouse (circa 1916), and WWII Bunker, north of Simcock Avenue, and
- Moulded Plastics Factory, Gabled Workshop, and Glassmaking Plant (circa 1931), Office Building and Street Wall (early 1950s), and ACI Fibre Packaging Plant (circa 1956), north and south of Hudsons Road.

The extent of the significant fabric of the various buildings differs. In some instances, the building was erected at one point in time and the three-dimensional form remains. In other cases, the extant brick façade was added to the front of a pre-existing shed (such as to some of the buildings on the north side of Hudson Road).

How is it significant?

The AGM Factory Complex (Former) is of local historical, rarity, representative, and aesthetic significance to the City of Hobsons Bay.

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Why is it significant?

The AGM Factory Complex (Former) is of historical significance as a long-standing, continuously operating industrial complex, possibly the oldest in metropolitan Melbourne. The present industrial fabric is illustrative of the various phases of the development that characterised its growth from the late 19th century. Charting its progressive expansion from its original holding east to the west of Booker Street and beyond during the interwar year and marked consolidation during postwar years as the place evolved into a colossal, tightly packed quarter of technically advanced factories, administrative buildings, staff amenities, warehouses, and furnaces. The presence and character of which came to define the locale, underlying Spotswood's reputation as a notable industrial suburb in Melbourne. Generations of local men and women have laboured at the complex, which was a major employer for much of its history. The associations of the place with the glassmaking industry and the various iterations of its nationally noteworthy parent company – Felton, Grimwade & Co/Melbourne Glass Bottle Works, Australian Glass Manufacturers Co Ltd, and Australian Consolidated Industries, and its many subsidiaries – is also of note. (Criterion A)

The AGM Factory Complex (Former) is of representative significance as an extensive industrial complex with intact building fabric from its key phases of development being the Victorian, Federation, Interwar and Postwar periods. The near-continuous street wall of masonry buildings/facades along Hudsons Road forms a highly evocative industrial streetscape of fabric mainly dating to the Interwar (red brick) and Postwar (cream brick) periods, reflecting the scale of facilities required at the place. As a complex, it consists of an unusually varied range of industrial buildings and staff facilities, for which there is no ready comparison in the municipality and few in Melbourne. Of these, the rare surviving elements are the Basalt Wall, Tennis Club, and parabolic WWII Bunker (Criteria B and D)

The elements of particular aesthetic significance are:

- the Basalt Wall (1897, Victorian period), a long and finely made wall with landmark qualities,
- AGM Company Headquarters (1916, Federation period), a good and intact example of the Free Style in red brick with a terracotta tiled roof and a symmetrical façade design with an original entrance canopy, and
- Glassmaking Plant (circa 1931, Interwar Period), an unusually restrained façade design – articulated with minimal masonry and with large, openable steel-framed windows reflecting the manufacturing function of the building (and the need for good lighting and ventilation) (Criterion E).

Primary source

Spotswood Activity Centre Structure Plan Heritage Study 2022

Number	Address	Grade
<i>1 (part)</i>	<i>Hudsons Road</i>	<i>Contributory</i>
<i>1 (part), 8 and 21 (part)</i>	<i>Simcock Avenue</i>	<i>Contributory</i>

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Statement of Significance: War Service Homes Commission Precinct

Heritage Place: War Service Homes Commission Precinct	PS ref no: HO323
	
623 Melbourne Road	619 Hudsons Road

What is significant?

The single storey houses at 605–609 + 613–631 Melbourne Road (odds only), 153–155 and 154–160 Hudsons Road, and 25–33 and 28–36 Reed Street, developed on land acquired by the War Service Homes Commission to develop low-cost housing, are significant to the City of Hobsons Bay.

The precinct forms part of a large parcel acquired in 1920 by the War Service Homes Commission and subdivided to create 250 residential lots for low cost housing. Initially construction was concentrated at the east of the precinct including in Birmingham Street, Reed Street, Hudson Road, Mary Street and Melbourne Road whereby in 1925 some 50 homes had been constructed.

After this initial burst of construction, houses were built on most of the hitherto vacant lots along Melbourne Road such that the east part of the subdivision was nearly fully developed by 1930. Construction continued across the broader subdivision, generally in a westwards direction, during the late Interwar period and into the Post-WWII period. Later in the 20th century and more recently, many of the original Interwar and Post-WWII period places have been replaced leaving only a largely intact area to the east end of the original subdivision.

Contributory elements:

Contributory places include:

- 153, 154, 155, 156, 160 Hudsons Road,
- 605, 607, 609, 613, 615, 617, 619, 621, 623, 627, 629, 631 Melbourne Road,
- 27, 29, 30, 32, 33, 34, 36 Reed Street.

The following original elements also contribute to the significance of the place:

- Hipped or gabled roof forms, clad in terracotta tiles, with timber lined soffits and some with exposed rafter ends.
- Red brick chimneys, some capped with a clinker brick soldier course. Chimneys are squat to gabled roof places and tall to hipped roof places.
- Gabled ends with timber shingled skirts or timber battens and sheeting.

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- Verandahs and porches created by an extension of the main roof form or a separate gable end, either timber-framed or supported by timber posts (some paired) on brick piers (with only a few with balustrade walls).
- Walls clad in weatherboards.
- Timber-framed windows, mostly box framed with either double hung sashes (often with a multi-paned upper sash, some with lead light and decorative glass) or casements.
- Single width vehicle crossovers.
- Intact subdivision pattern.
- Consistent setbacks.
- Concrete kerb and channelling.

The following places and elements do not contribute to the significance of the place:

- Non-original front and rear alterations and additions.
- Carports to the front setback.

How is it significant?

The War Service Homes Commission Precinct is of historical and representative significance to the City of Hobsons Bay.

Why is it significant?

The War Service Homes Commission Precinct is of historical significance as it demonstrates the efforts of the War Service Homes Commission to facilitate low-cost residential development for those of limited means under the provisions of the Housing and Reclamation Act (1920). The Act provided the War Service Homes Commission with the power to acquire land and develop housing to be sold at low cost to families of 'small means'. Housing was to be constructed to designs developed by the State Savings Bank under the supervision of Chief Architectural G Burridge Leith. The precinct consists of the intact remnants of a proposed 250 home estate planned by the War Service Homes Commission acquired in 1920 shortly after the passing of the Act.

Later, the State Savings Bank itself took over operation of the programme which developed in scope throughout the Interwar period. Thousands of homes were constructed across Melbourne including an entire suburb in Port Melbourne in the late 1920s/early 1930s. It laid the ground for the establishment in 1938 of the Housing Commission of Victoria, which assumed responsibility for the provision of public housing in the State. The programme positioned the State as a major provider of residential home construction in the Interwar period, a phase of State intervention in the housing market that is not widely protected under the heritage overlay in the City of Hobsons Bay. (Criterion A)

The War Service Homes Commission Precinct is of representative significance as an intact group of economical, timber-framed versions of the popular bungalow idiom designed under the supervision of chief bank architect G B Leith for the State Savings Bank after WWI. Whilst unpretentious, they are differentiated with a range of detailing generally indicative of the Californian bungalow type and reflecting the underlying influence of an Arts and Crafts aesthetic on that style in their uses of 'natural' materials and vernacular detailing including the predominant use of weatherboards, shingling to the gable ends, terracotta tile clad roofs, with limited superfluous detailing, except to the windows.

Later, State Savings Bank designs would incorporate emerging trends or popular architectural styles in home design, a few of which are also represented in the precinct. (Criterion D)

Primary source

Spotswood Activity Centre Structure Plan Heritage Study 2022

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Number	Address	Grade
153	Hudsons Road	Contributory
154	Hudsons Road	Contributory
155	Hudsons Road	Contributory
156	Hudsons Road	Contributory
160	Hudsons Road	Contributory
605	Melbourne Road	Contributory
607	Melbourne Road	Contributory
609	Melbourne Road	Contributory
613	Melbourne Road	Contributory
615	Melbourne Road	Contributory
617	Melbourne Road	Contributory
619	Melbourne Road	Contributory
621	Melbourne Road	Contributory
623	Melbourne Road	Contributory
627	Melbourne Road	Contributory
629	Melbourne Road	Contributory
631	Melbourne Road	Contributory
27	Reed Street	Contributory
29	Reed Street	Contributory
30	Reed Street	Contributory
32	Reed Street	Contributory
33	Reed Street	Contributory
34	Reed Street	Contributory
36	Reed Street	Contributory

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Statement of Significance: **Alloa Park Estate Precinct**

Heritage Place:	Alloa Park Estate Precinct	PS ref no:	HO324
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What is significant?

The single storey buildings at 154-156 – 170 Hall Street, Spotswood, constructed after the subdivision of the Alloa Park Estate in 1926, are significant to the City of Hobsons Bay.

Contributory elements:

The contributory places are:

- Nos 154-156, 158, 160, 162, 164, 166, 168A, 168B, 170 Hall Street, Spotswood.

The following original elements also contribute to the significance of the place:

- Subdivision pattern,
- Consistent setbacks,
- Original hipped or gabled roof forms,
- Tiled roofs, either terracotta or concrete,
- Gabled ends with timber shingles, etc.
- Face brick and/or rendered chimneys.
- Wide ventilated eaves, some with exposed rafter ends,
- Intact walls of face brick and render,
- Intact timber-framed walls clad in timber boards,
- Timber framed-sash windows.
- Square box frame and bay windows,
- Leadlight to Interwar period places,
- Original/early front fences to nos 158, 160 and 170.

How is it significant?

The single storey buildings between 156 and 170 Hall Street, Spotswood are historically and aesthetically significant to the City of Hobsons Bay.

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Why is it significant?

The Alloa Park Estate Precinct is historically significant as it illustrates the attraction of Spotswood as a residential area in the Interwar period, when private and public investment was directed towards the suburb.

The northern part of the precinct originally formed the grounds of the red brick villa Alloa at 168 Hall Street, which was constructed in 1908 (affected by HO141). The grounds of Alloa were consolidated with a larger southern parcel by William James McNeillage and subdivided in 1926 as the Alloa Park Estate – a reduced curtilage was kept around Alloa equivalent to Lot 3 of the subdivision. Houses on the prime lots in the subdivision to Hall Street were subsequently constructed during the Interwar period beginning in the late 1920s, when the surrounding area was undergoing considerable development.

In 1961, the Hall Street frontage of Alloa was subdivided to create two lots (and a narrow driveway through to the substantive part of the site) which were subsequently developed with the extant gable roofed houses. This continued interest in the precinct area into the Post-WWII period is indicative of the ongoing residential and industrial activity that occurred in Spotswood during that period, when the suburb became a major centre in the petrochemical industry. The two phases of subdivision – 1926 and 1961 – remain readily identifiable. (Criterion A)

The Alloa Park Estate Precinct is aesthetically significant to the City of Hobsons Bay as a contained and cohesive group of fine and intact examples of Interwar and Post-WWII period architectural styles, seldom seen in such concentration within the municipality. The Interwar period places exhibit a confident display of domestic architectural styles popular during that period, including the Bungalow, Spanish Mission and Old English, while the Post-WWII period places are distinguished by the more retained aesthetic of the Moderne. (Criterion E).

Primary source

Spotswood Activity Centre Structure Plan Heritage Study 2022

Number	Address	Grade
154-156	Hall Street	Contributory
158	Hall Street	Contributory
160	Hall Street	Contributory
162	Hall Street	Contributory
164	Hall Street	Contributory
166	Hall Street	Contributory
168A	Hall Street	Contributory
168B	Hall Street	Contributory
170	Hall Street	Contributory

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Statement of Significance: **Australian Glass Manufacturers' Housing Heritage Precinct**

Heritage Place:	Australian Glass Manufacturers' Housing Heritage Precinct	PS ref no:	HO325
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Type 1



Type 3



Type 2



Type 1

What is significant?

The extant timber-framed residences to the west side of Bernard Street and the east side of Robb Street which were erected as workers housing for Australian Glass Manufacturers and were designed by the noted architectural firm Buchan, Laird and Buchan. Significant elements included the original tile clad (variegated terracotta or concrete) gable roofs, cream brick chimneys, timber-framed windows, and entry porches.

Contributory elements:

The contributory places are:

- Bernard Street (odd) 3, 5, 7, 11, 13, 19, 21
- Robb Street (even) 2, 4, 18, 24, 26

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How is it significant?

The Australian Glass Manufacturers' Housing Heritage Precinct is of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it significant?

Historically the houses constructed by Australian Glass Manufacturers in the precinct are significant as purpose-built workers housing that were erected at a time when the company was undergoing rapid expansion. Australian Glass Manufacturers, initially known as Melbourne Glass Bottle Works Co Ltd and now Australian Consolidated Industries (ACI), was one of the first major industries to locate in the area and is the oldest operating industrial complex in the Municipality. It was a major source of employment in Spotswood area, and the houses, located opposite the factory, are illustrative of the facilities provided by the company for its workers. The close proximity of the housing allowed workers to quickly attend to unexpected issues including machinery breakdowns and staffing shortfalls. Designed by Buchan, Laird and Buchan architects who were interested in good quality housing, the group of houses is an unusual example of company-sponsored housing in the Municipality. (Criterion A and B)

The single storey dwellings are of aesthetic significance as a cohesive group of houses designed by noted architects Buchan, Laird and Buchan. Consisting of three different designs which are largely distinguished by their roof form and plan, the houses are unified by their scale, material palette and detailing. The relatively modest timber houses are evocative of their construction period, consisting of intersecting masses and incorporating large windows, recessed porches and cream brick chimneys. Whilst there are other similar low-cost workers housing groups in the Municipality, they are mostly constructed of brick or concrete and date to the 1940s rather than the 1950s. (Criterion D).

Primary source

Spotswood Activity Centre Structure Plan Heritage Study 2022

Number	Address	Grade
3	Bernard Street	Contributory
5	Bernard Street	Contributory
7	Bernard Street	Contributory
11	Bernard Street	Contributory
13	Bernard Street	Contributory
19	Bernard Street	Contributory
21	Bernard Street	Contributory
2	Robb Street	Contributory
4	Robb Street	Contributory
18	Robb Street	Contributory
24	Robb Street	Contributory
26	Robb Street	Contributory

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Statement of Significance: **Spotswood State School No. 3659**

Heritage Place:	Spotswood State School No. 3659	PS ref no:	HO326
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What is significant?

The main school building, especially the original 1914 section which forms the north, south and west sides of the courtyard. The 1929 addition adjoining the east of the original section is also of significance as is the 1929 caretakers' cottage located to the south-west corner. The Bristol building is contributory.

How is it significant?

The Spotswood State School No. 3659 is of historic, social and aesthetic significance to the City of Hobsons Bay.

Why is it significant?

The Spotswood State School is historically significant as the first purpose-built school in Spotswood. The school is one of few surviving public buildings in the Spotswood area. It was constructed at a time when the population of Spotswood rapidly increased due to the establishment of industries in the area. The later 1929 addition and caretaker's cottage as well as the surviving Bristol prefabricated unit reflect the rapid growth which continued in the area during the mid-20th century. (Criterion A)

Socially, the Spotswood State School is significant for its strong connections with the Spotswood community as the main place of learning for over 100 years. Both the establishment of a school in Spotswood and the construction of the purpose-built school were a result of the local community partitioning the government of the time. (Criterion G).

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The Spotswood State School is of aesthetic significance for being a relatively intact example of a modest Federation period school designed by the Public Works Department during the early 20th century. The courtyard plan of the original section as well as the banks of four large multi-pane windows were common features of schools of this period and reflect the concern at the time for a better, more hygienic school environment. The original material palette of red brick and roughcast render along with the pressed cement sign to the façade and prominent hipped and gable roof are characteristic of school buildings of the period. The design is distinguished by the relatively blank façade to Melbourne Road. The 1929 additions adopt the details of the original part reflecting the standard approach for additions to school buildings at the time. The 1929 caretaker's cottage is also an important part of the school complex and is a largely intact example of an Interwar period house. (Criterion E)

Primary source

Spotswood Activity Centre Structure Plan Heritage Study 2022

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<i>Number</i>	<i>Address</i>	<i>Grade</i>
<i>598</i>	<i>Melbourne Road</i>	<i>Contributory</i>

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Statement of Significance: **Shops - 87-89 Hudsons Road, Spotswood**

Heritage Place:	Shops - 87-89 Hudsons Road, Spotswood	PS ref no:	HO327
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What is significant?

The building at 87-89 Hudsons Road, Spotswood with shops at street level and residences above.

Contributory Elements

The elements of significance primarily relate to the external form, rendered finish to the front part of the building, and original fenestration pattern. The Interwar period shopfronts are also significant elements.

How is it significant?

The building at 87-89 Hudsons Road, Spotswood is of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it significant?

Historically the building at 87-89 Hudsons Road, Spotswood is one of the earliest shops in the area and represents the first phase of development in Spotswood along with the early houses to the south end of Hope Street (HO151 & HO152) and the Spottiswoode Hotel (HO154). It was part of an optimistic phase of development associated with the establishment of industries in the area and the opening of the local railway station during the late nineteenth century. (Criterion A)

The two-storey building at 87-89 Hudsons Road is of aesthetic significance for being a mostly intact late 19th century shop and residence development in a broadly Italianate manner. The late Victorian period building is a good example of its type and addresses its corner location with classical detailing (parapet, pilasters, windows settings and panelled band below) of the rendered façade and east

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elevation. It is one of only a few early brick buildings in the area and also retains its Interwar period shopfronts largely intact. (Criterion E)

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<i>Number</i>	<i>Address</i>	<i>Grade</i>
<i>87</i>	<i>Hudsons Road</i>	<i>Contributory</i>
<i>89</i>	<i>Hudsons Road</i>	<i>Contributory</i>

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Statement of Significance: **Baco Food Products**

Heritage Place:	Baco Food Products	PS ref no:	HO328
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What is significant?

The former Baco Food Products building at 121-129 Craig Street, Spotswood, constructed in 1948 for Baco Food Products, and later the site where Spring Valley Juices were first produced, is locally significant.

Contributory Elements

Significant elements include the following original or early elements:

- Hipped roof form,
- Rendered and concrete block elevations,
- Ribbed panels to Craig Street façade,
- Original openings with metal-framed windows with textured safety glass,
- Recessed entry with metal security gates and granolithic tiled flooring,
- Vehicle entrances to McNeilage and Ramsay Street elevations with metal roller door.

Elements that do not contribute to the significance of the place include the following non-original elements:

- Recent upper-level addition,
- Two awnings to west end of Craig Street façade,
- Infilled door to east end of Craig Street elevation.

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How is it significant?

The former Baco Food Products is historically and aesthetically significant to the City of Hobsons Bay.

Why is it significant?

The former Baco Food Products is historically significant as it illustrates the desirability of the Spotswood area for various types of industry in the post-WWII period.

Spotswood was established as a major centre for industry during the late 19th century, with new operations and existing concerns relocating from other parts of the city seeking vacant sites with water access and proximity to central Melbourne. Through the Interwar period, the enlargement of the Victorian Railway's facilities in the area and industrial sites like the immense Australian Consolidated Industries complex on Booker Street, further solidified this circumstance.

The Post-WWII period saw Spotswood become entrenched as key centre of industry and manufacturing in Melbourne, anchored by the established concerns including the Australian Glass Manufacturing site and buoyed by the large-scale development of petrochemical and refinery operations oil industry which developed south of Craig Street during the late interwar and post-WWII periods. The construction of the Baco Food Products building, a relatively small-scale manufacturing site for baking confectionary which later pivoted to bottling fruit juice, demonstrates this growth into a diverse industry nexus by this period. (Criterion A)

The former Baco Food Products is aesthetically significant as a well-resolved and largely intact example of an industrial building designed in the Functionalist style during the early post-WWII period. Typical of that style, the building has a largely unadorned expression to the exterior which reflects the internal function of the manufacturing programme.

The restrained expression of the Craig Street façade is typical of the Functional style with a pronounced horizontal emphasis provided by an extensive use of metal-framed windows in a distinct band and which is enhanced by the distinctive ribbed panels of the main rendered administrative section. The latter section is also distinguished the contrasting verticality of the off-centre entry bay that extends above the main level of the parapet and features a recessed entrance with a metal security gate and granolithic tiled entrance. (Criterion E).

Primary source

Spotswood Activity Centre Structure Plan Heritage Study 2022

<i>Number</i>	<i>Address</i>	<i>Grade</i>
<i>121-129</i>	<i>Craig Street</i>	<i>Contributory</i>

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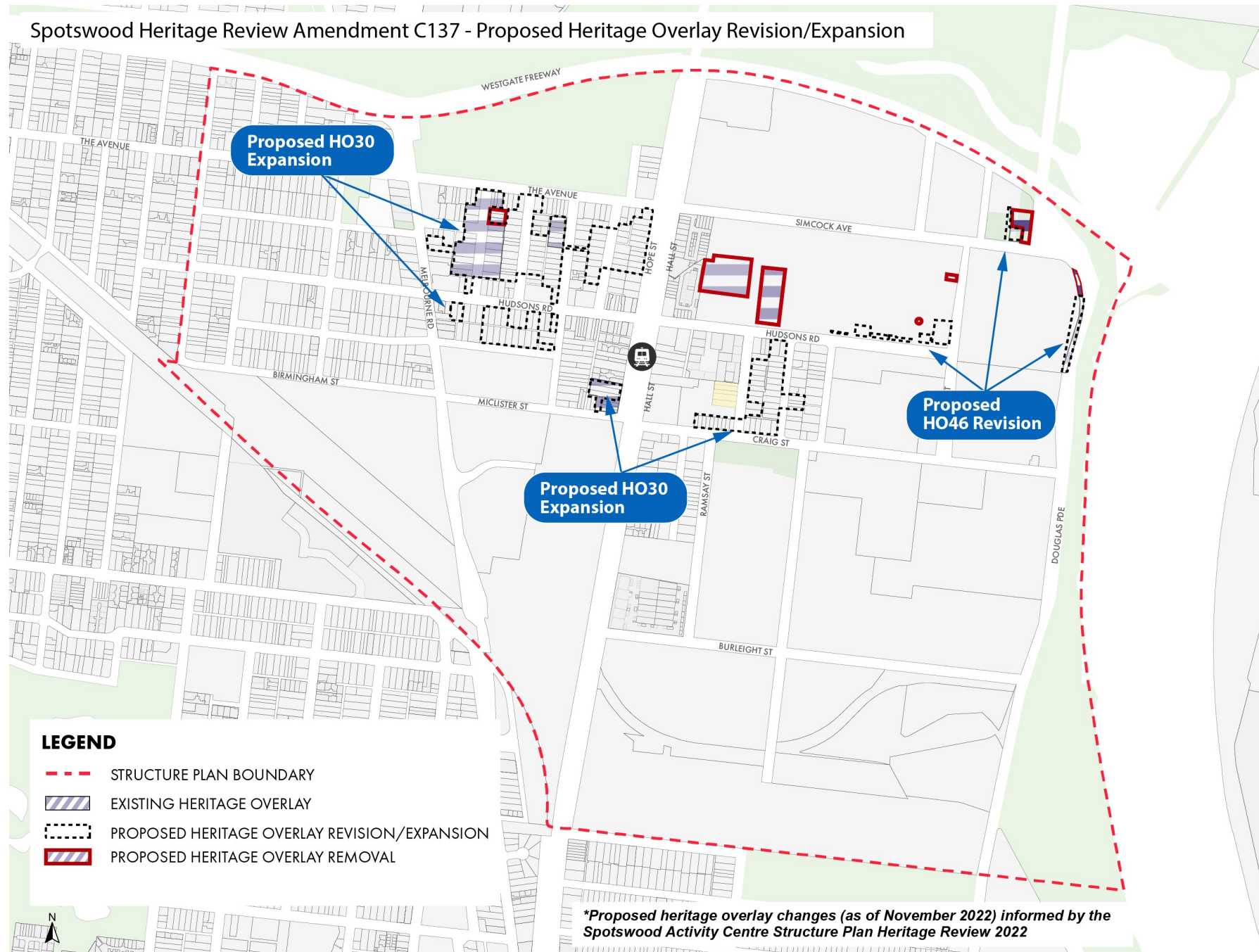
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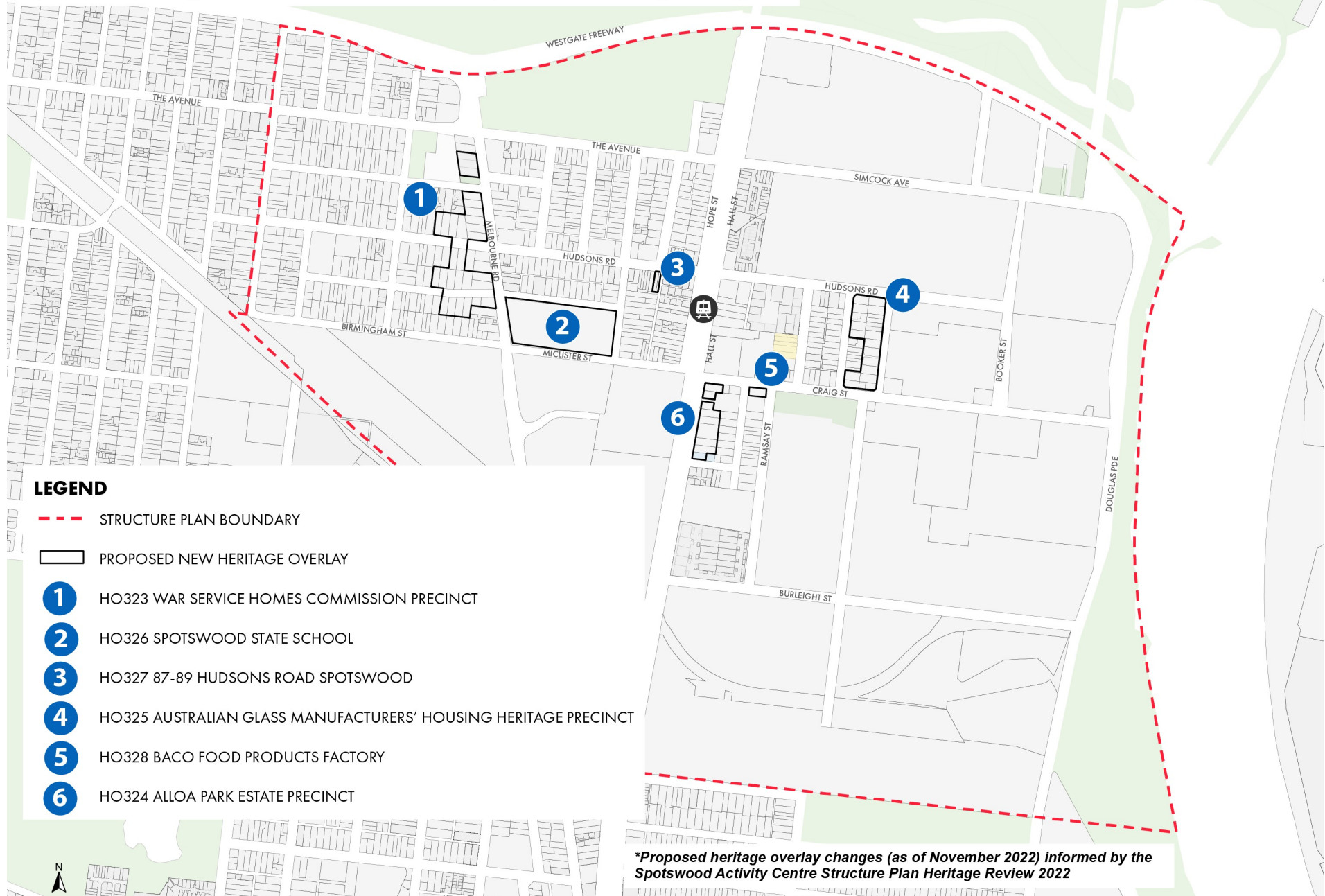
Spotswood Heritage Review Amendment C137 - Proposed Heritage Overlay Changes



Spotswood Heritage Review Amendment C137 - Proposed Heritage Overlay Revision/Expansion



Spotswood Heritage Review Amendment C137 - Proposed New Heritage Overlays



Spotswood Heritage Review Amendment C137 - Proposed Heritage Overlay Removal

