

Newtown West Heritage Area



Photo 1: Newtown precinct



Photo 2: Newtown Brae, east elevation showing original portion of dwelling, February 2016



Photo 3: Newtown Brae, detail of east elevation showing delineation in the brickwork (centre) of the original dwelling (right) and single storey front addition (left), February 2016.



Photo 4: Newtown Brae, single storey addition built in 1885, February 2016.



Photo 5: Newtown Brae, two storey addition built in 1885, March 2014.



Photo 6: Brooklyn, principal (east) elevation, November 2015.



Photo 7: 'Atholbrae', 8 Nantes Street, November 2015



Photo 8: 'Minnewanka', 1 Stephen Street, north (rear) elevation viewed from Formosa Street, November 2015.



Photo 9: Dwelling, 114 Aphrasia Street, November 2015.



Photo 10: Dwelling, 116 Aphrasia Street, November 2015



Photo 11: Dwelling, 130 Aphrasia Street. Real Estate online, January 2016.



Photo 12: Dwelling, 118 Aphrasia Street, November 2015.



Photo 13: Dwelling, 126 Aphrasia Street, November 2015



Photo 14: Dwelling, 124 Aphrasia Street, November 2015.



Photo 15: 'Nerrina', 12 Stephen Street, November 2015.



Photo 16: Dwelling, 18 Stephen Street, Domain online, February 2009.



Photo 17: Dwelling, 5 Stephen Street, Pictometry, c.2008, City of Greater Geelong.



Photo 18: Dwelling, 32 Stephen Street, Domain online, February 2009.



Photo 19: 'Hightrees', 26 Stephen Street, Wilsons Real Estate online, n.d.



Photo 20: Dwelling, 30 Stephen Street, November 2015.



Photo 21: Dwelling, 12 Nantes Street, November 2015.



Photo 22: Dwelling, 16 Nantes Street, November 2015.



Photo 23: 1 Stephen Street with early hipped garage on front boundary, November 2015.



Photo 24: Aerial view of precinct showing private gardens. Note the central large private gardens on the north side of Stephen Street (centre) with mature exotic trees at the rear. Source: NearMap, 29 October 2015, City of Greater Geelong.



Photo 25: Front fence, 112 Aphrasia Street, November 2015.



Photo 26: Front fence, 114 Aphrasia Street, 2007.



Figure 3: Sketch plan of McMullen's subdivision of portion of Crown allotment 2 of Section 10, 1855. Source: W. McMullen & Others, Land Application 241951, General Law Library, Laverton.



Figure 4: Moorpanyal Parish Plan put-away plan, M199C, Land Data online, showing church reservations. Source: Landata online



Figure 6: View looking north from 'Newtown Brae', 15 Stephen Street, showing undeveloped fenced land now comprising Nantes and Upper Skene Streets, n.d. [c.1900]. Source: Jan Phelan, Welshpool



Figure 11: 'Newtown Brae', west elevation (north wing), n.d. [c.1900]. Source: Jan Phelan, Welshpool.



Figure 12: 'Newtown Brae', east elevation (north wing), n.d. [c.1900]. Source: Jan Phelan, Welshpool.



Figure 13: Front (Stephen Street) gates, 'Newtown Brae', n.d. [c.1920]. Source: Jan Phelan, Welshpool.



Figure 14: Tennis court in the grounds of 'Newtown Brae', n.d. [c.1920]. Source: Jan Phelan, Welshpool.



Figure 15: 'Brooklyn', 132-134 Aphrasia Street, Newtown, n.d. [c.1993]. Source: Des Munday in Munday 1840-1993: The Family – The Company, Des Munday, North Geelong, 1993, p.35.



Figure 18: Laird & Barlow, North elevation drawing of 'Minnewanka', c.1914. Source: Laird & Buchan collection, GRS401, H22, Geelong Library & Heritage Centre.



Figure 19: James McPhillimy and his sisters in the garden of 'Minnewanka', 1929. Source: Geelong Advertiser, 6 March 1929.



Figure 20: 'Newtown Brae', looking north-east, n.d. [c.1920s], showing high fencing where there was once rural fencing and open paddocks. Source: Jan Phelan, Welshpool.



Figure 23: Pratt, Aerial view looking south-east of Newtown West showing properties in Aphrasia, Stephen, Nantes & Ruthven Streets, 1934. Source: La Trobe Picture collection, State Library of Victoria, H91.160/635.



Newtown West Precinct. Source: Interactive Map at Land Channel
<http://services.land.vic.gov.au/maps/interactive.jsp>

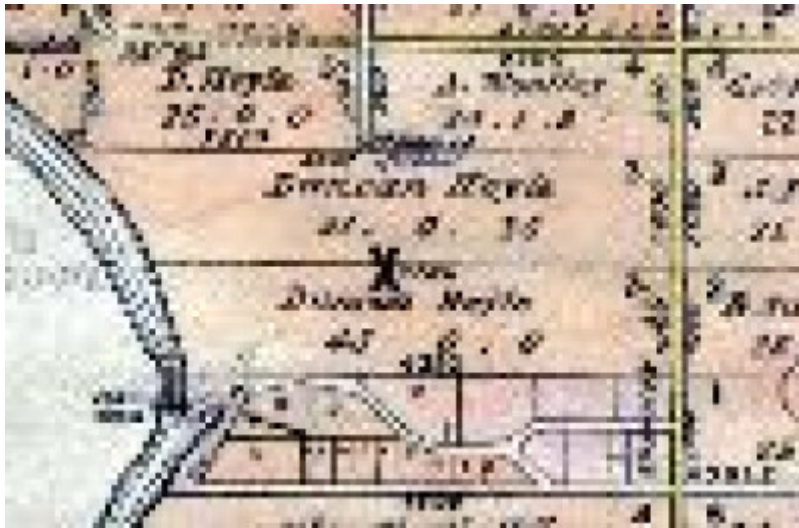


Figure 1: Portion of the Moorpanyal Parish Plan showing Crown allotments 2 & 3 of Section 10 first owned by Dunca

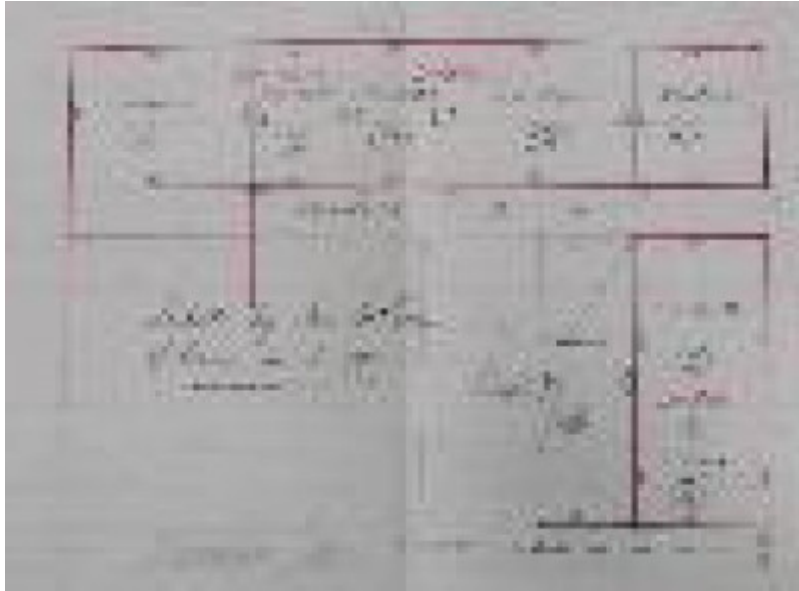


Figure 2: Sketch plan of McLean's Formosa Estate subdivision. Source: G.A. Stephen, Land Application 24840, General Law Library, Land Information Centre, Laverton.



Figure 5: R. Balding, Map of Geelong and the Boroughs of South Barwon and Newtown and Chilwell, 1864. Source: Statutory Planning Department, City of Greater Geelong.

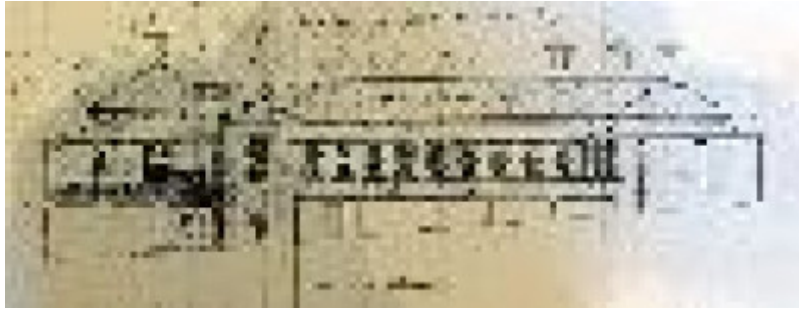


Figure 7: A. Hamilton, West elevation drawing showing alterations and additions to 'Newtown Brae', 1885. Source: Ann Scott, 'Newtown Brae'.



Figure 8: A. Hamilton, Section drawing, 1885, showing the proposed additions to the north and south (left and right) of the original dwelling respectively. Source: Ann Scott, 'Newtown Brae'.

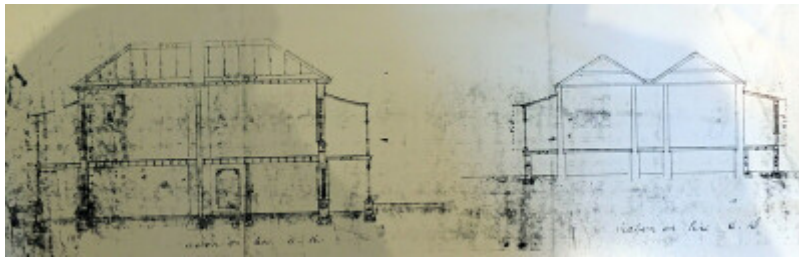
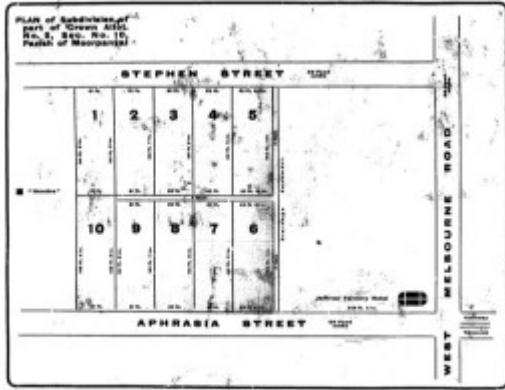


Figure 9: A. Hamilton, Section drawings, 1885. Source: Ann Scott, 'Newtown Brae'.



Figure 10: A. Hamilton, Section drawings, 1885. Source: Ann Scott, 'Newtown Brae'.

SATURDAY, 30th March, 1912, Ground, at 3 p.m.



**...IMPORTANT...
SUBDIVISIONAL
SALE**

Devon Estate

10 SPLENDID BUILDING Blocks

Healthy Situation!
Charming Locality!
Perfect Drainage!

TRANS CLOSE UP TO THESE LOTS

For convenience in every respect, and other innumerable advantages these sites are **UNBYPASSED**

**Title - Certificate.
TERMS EASY.**

Under instructions from **LLOYD ROOPER, Esq.**

THE SALE WILL BE CONDUCTED BY
H. BLOMFIELD BROWN & CO. Auctioneers in
W. P. CARR & SONS conjunction

Figure 16: 'Devon Estate' subdivision plan, 30 March 1912. Source: Folio 7, Geelong Library & Heritage Centre.

NEWTON BRAE

For Private Sale.

Subdivision of the "NEWTON BRAE ESTATE," commanding one of the CHOICEST POSITIONS in NEWTON, The Toorak & Geelong having Extensive Frontages to STEPHEN, NANTLES and PUNT STS.

THE RESIDENCE is a substantial Building of Brick and Bluestone, and comprises Drawing Room, Dining Room, 2 Living Rooms, 6 Bedrooms, Kitchen, Bathroom, Pantries, Verandah 2 sides, good Stabling, &c., erected on Land having a Frontage to Stephen St. of 150 ft. by a depth through to Nantles St. of 400 ft.

18 SPLENDID BUILDING SITES 18

Each having a Frontage of 50 feet or more, with extensive depths to wide rights-of-way.

The sites offer SPECIAL ADVANTAGES in the fact of their CAPITAL POSITIONS, as well as being one of the best subdivisions of land in the whole neighbourhood.

THE EXCELLENT VIEW command is within 2 miles of the Ocean, and every block commands EXCELLENT and UNBYPASSED VIEWS of Bay and surrounding District.

The Sites are being offered at very reasonable Prices, and LIBERAL TERMS will be given to purchasers.

FOR FURTHER INFORMATION APPLY TO
NEIL CAMPBELL & CO. Auctioneers in conjunction,
HIGGINS, DENTRY & CO. RYRIE STREET, GEELONG. N/10

Figure 17: 'Newtown Brae Estate' subdivision plan 1912. Source: GRS 2030/N10, Geelong Library & Heritage Centre.



Figure 21: 'Fernery Hotel' subdivision plan, 9 January 1922. Source: GRS 2030/F35, Geelong Library & Heritage Centre.

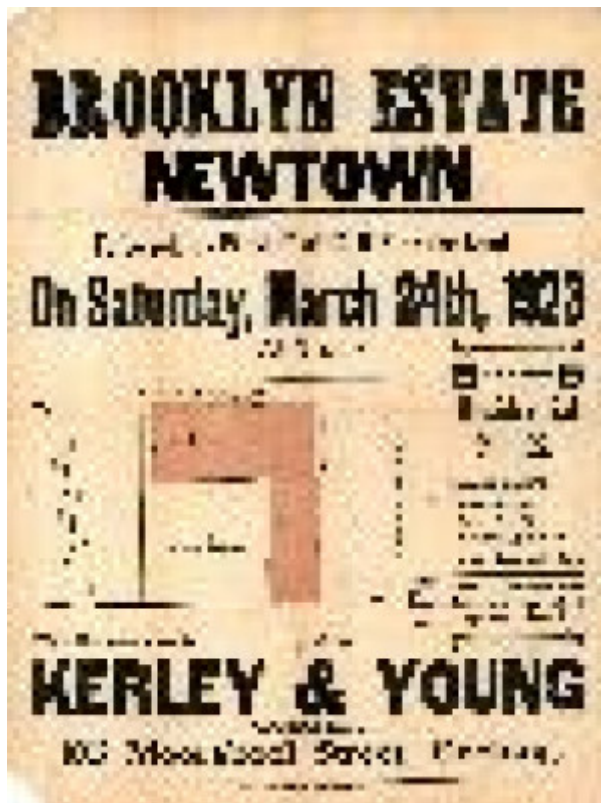


Figure 22: 'Brooklyn Estate' subdivision plan 24 March 1923. Source: GRS 2030/B65, Geelong Library & Heritage Centre

Location

Aphrasia Street and Formosa Street and Nantes Street and Stephen Street and Ruthven Street NEWTOWN, GREATER GEELONG CITY

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO2006

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on - August 4, 2022

What is significant?

What is significant?

The Newtown West Heritage Precinct, Newtown, has significance as a Victorian, Federation and interwar era residential heritage area of moderate-high integrity. Most dwellings are single storey (some being more elevated due to the topography of the sites), with hipped and/or gabled roof forms, front, side or return verandahs, broad eaves, corrugated sheet metal or tiled roof cladding, brick or timber wall construction, timber framed windows and verandah detailing commensurate with the era of the dwelling. The architectural and historical core of the precinct is 'Newtown Brae', 15 Stephen Street, the earliest surviving dwelling first built in c.1851 (extended in 1885). Subdivisions surrounding and nearby this property have occurred from the mid 19th century but building development occurred mostly during the Federation period and especially during the interwar era. In Aphrasia Street is an homogenous row of interwar Bungalows (aside from 'Brooklyn', a two storey Late Victorian brick dwelling on a large site at 132-134 Aphrasia Street). The scale and design of the dwellings in Nantes and Stephen Streets are more diverse. The streets within the precinct: Aphrasia, Stephen, Nantes and Formosa Streets, date from the mid 19th century, with residential development conforming to the rectangular layout of these streets as well as the steeply-sloping topography of the northern slope of Newtown Hill west. Formosa Street continues to serve its original purpose as a vehicular access lane for some properties in Nantes and Stephen Streets. Most allotments are regular in size and rectangular in layout, with largely regular front and side setbacks. The allotments on the north side of Stephen Street are contextually larger, the dwellings exploiting the northern views to Corio Bay and the You Yangs, with principal facades facing onto large landscaped rear yards (and not Stephen Street, where garaging is located on or near the street boundaries). The majority of the dwellings have garaging located at the rear of the dwellings. A smaller number of original or early front fences survive, being those at 112, 114 and 126 Aphrasia Street. The mature Cypresses at the front of 'Brooklyn' at 132-

134 Aphrasia Street are a legacy its early setting but are of interest only.

How is it significant?

The Newtown West Heritage Precinct, Newtown, is historically and aesthetically at a LOCAL level.

Why is it significant?

The Newtown West Heritage Precinct is historically significant for its associations with residential development on the northern slope of Newtown Hill west from the mid 19th century until the 1930s, and is a tangible legacy of residential life during this period (Criteria A & H). The first dwelling constructed in the area was 'Woolmers' (now 'Newtown Brae') at 15 Stephen Street in c.1851. This dwelling was surrounded by four acres of gardens and trees planted by the original owner, Joseph Lewis, an illiterate English 'man of colour', former convict of Tasmania, inaugural Trustee of Queen's Park, and shrewd businessman (publican). Other land adjacent to 'Woolmers' was sold from the early 1850s. More considerable subdivisions occurred in the Federation period including the Devon Estate in 1912 (land in Aphrasia and Stephen Streets) and Newtown Brae Estate in 1912 (land once part of 'Woolmers/Newtown Brae' fronting Stephen and Nantes Street), as well as in the interwar era such as the Fernery Hotel Estate in 1922 (land at the eastern end of Aphrasia Street) and Brooklyn Estate in 1923 (land once part of 'Brooklyn', a two storey Late Victorian dwelling built as 'Hendra' for Alfred D. Price in 1891-92). This led to the transformation of the once rural area into an outlying western extension of residential Newtown with the construction of detached one and two storey dwellings in the Federation and interwar periods. Most properties were built for retired graziers, teachers, businessmen, sportspeople and others of the middle and professional classes. Notable residents included: Everard Noske (114 Aphrasia Street, built 1926, executive officer of Australian Cement Ltd, Fyansford); Thomas Clutton Bragge (126 Aphrasia Street, built 1923, former professional billiard player and operator of a hairdressing salon and billiards parlour in Market Square, Geelong); Alfred David Price (132-134 Aphrasia Street, built 1891-92, grocer); Donald Campbell Dunoon (12 Nantes Street, built 1924-25, retired architect); Harry Simson (14 Nantes Street, built 1925, superintendent at the Ford Motor Company); Frank Apted (16 Nantes Street, built 1932, solicitor); Misses Annie and Bridget Clanchy (18 Nantes Street, built 1926, retired sisters, teachers and principals of the Central College in Geelong, and pioneers of secondary education in Victoria); Leslie Hoffman (28 Nantes Street, built 1914, teacher, cornetist and conductor of the St. Augustine's Orphanage band); James McPhillimy (1 Stephen Street, built 1914-15, confectioner and manufacturer); Ceburn Westman (2 Stephen Street, built 1924-25, foreman and later executive of the Ford Motor Company); Harry Hooper (5A Stephen Street, built 1912, grocer), Canon Alfred Wheeler (10 Stephen Street, built 1936, Anglican clergyman); Geoffrey Strachan (11 Stephen Street, built 1935 woolbroker); Dr Albert Pillow (19 Stephen Street, built 1926, mining engineer and manager, Australian Cement Ltd); and John O. McEwin (30 Stephen Street, built 1936, manager, Dalgety and Co.). A number of the dwellings were architecturally-designed and the precinct has associations with the following architects: Alexander Hamilton, Laird and Barlow (Laird and Buchan), F.C. Purnell, D.C. Dunoon, Harold Trigg, Cleverdon and McLaughlin, J. Gordon Williams and Irwin and Stevenson. Builders of multiple dwellings in the precinct included: Burn Brothers, J.R. Crisp, M.J. Denno, J.C. Taylor and Sons, F.R. Pilley, F.J.M. Stock and Richard Wellard.

The Newtown West Heritage precinct is aesthetically significant for its demonstration of Victorian, Late Victorian, Federation and interwar era design qualities (Criterion D). This is reflected in the notable number of substantial and well-built and detailed dwellings and in the more typically smaller-scaled houses that reflect the eras in which they were built. In addition are five dwellings of more elevated aesthetic significance (Criteria D & E). They are: 'Newtown Brae', 15 Stephen Street, which is a large and elaborate example of the Victorian Italianate style; 'Hendra/Brooklyn', 132-134 Aphrasia Street, comprising a substantial and unusual example of a Late Victorian design type; and the dwellings at 11, 26 and 30 Stephen Street, being large and locally rare examples of interwar Georgian Revival styles. The mature Cypress trees near the front boundary of 132-134 Aphrasia Street have aesthetic interest as part of the front setting of the 'Hendra' property.

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(Criterion E)

Theme

2. Peopling Victoria's places and landscapes 6. Building towns cities and the garden state

Hermes Number 199268

Property Number

Physical Description 1

DESCRIPTION:

Precinct Boundaries

The precinct comprises the area north of Aphrasia Street and south of Nantes Street between Shannon Avenue and Ruthven Street. It takes in the properties on the north side of Aphrasia Street, properties on both sides of Stephen Street and properties on the south side of Nantes Street. The precinct also includes Formosa Street.

Urban Design

The Newtown West Heritage Precinct is largely identified by rectangular residential allotments on sloping ground. The largest allotments are located on the north side of Stephen Street, including 1-5A Stephen Street, and especially 7-9, 13 and 15 Stephen Street. These latter allotments have associations with the original residential developments in the area from the mid 19th century, with 'Newtown Brae' at 15 Stephen Street being the only surviving example first built in c.1851. A later (Federation era) dwelling at 7-9 Stephen Street, being the original property of G.A. Stephen from 1853, has recently been demolished, the land now being vacant. These two original properties once spanned from Stephen Street to Nantes Street, the properties further east at 1-5A Stephen Street spanning from Stephen Street to Formosa Street. In addition to the larger scale of these properties are eucalypt and other trees, and broad open grassed areas that comprise the substantial private open spaces in the northern rear yards. The trees appear to date from the 20th century (none survive of the larger 'Newtown Brae' estate in Stephen Street). Given the northern orientation and steeply-sloping topography, the dwellings to these properties largely have the principal facades facing the private open space, the secondary (rear) elevations facing Stephen Street where garaging has traditionally be located near the street boundary.

Another substantial property (albeit reduced in size from its original landholdings) is 'Brooklyn' at 132-134 Aphrasia Street. It has a wide frontage to Aphrasia Street with the principal facade of the original Late Victorian dwelling facing the side (east). The return verandah and balcony are supported by paired turned timber posts which have curved solid timber balcony fretwork (with quatrefoil motif cut-outs between the posts) and similar fretwork to the verandah, but with panels of vertically-oriented timberwork (at the main entrance) and timber latticework (for the remainder of the verandah). There are face brick chimneys with multi-corbelled tops. The brick walls are accentuated by rendered brick bands and voussoirs. There are timber framed double hung windows. At the rear (west) and side (north) of the original dwelling are additions and introduced outbuildings.

The majority of properties in the area of a similar, more modest size, including those on the north side of Aphrasia Street and southern sides of Nantes and Stephen Streets. An exception is the property at 12 Nantes Street, being a double block with a tennis court located on the east side. Also in Nantes Street, the dwellings have elevated positions as a consequence of the rise in the topography towards the rear (to the south).

Apart from the properties on the north side of Stephen Street, there is a largely regular front and side setbacks to the dwellings in Aphrasia, Nantes and the southern side of Stephen Streets.

Building Fabric Dwellings

The Newtown West Heritage Precinct is identified by a notable number of Federation and interwar Bungalow dwellings, and few Victorian houses, of varying heights, scales and design characteristics. Most of the dwellings are good examples of their design type, reflecting the middle class origins of most of their initial owners. Overall, there is a mix of substantial and average-sized Federation and interwar era dwellings.

Victorian Dwellings

There are only two Victorian era dwellings in the precinct. The earliest house in the area is 'Newtown Brae', 15 Stephen Street, being of brick and bluestone construction. It is characterised by single storey hipped roof brick front wing with introduced post-supported concave front verandah and early side post-supported verandah (east side) with cast iron valances and brackets. Towards the rear (north) is a substantial bluestone and brick hipped roofed two storey wing encircled by an elaborate cast iron verandah and balcony. The central portion of the dwelling represents the original 'Woolmers' house, the front and rear additions being the work of 1885 to the design of Alexander Hamilton. There are early rendered brick chimneys, narrow eaves, timber framed double hung windows, timber framed entrance doors with sidelights and highlights, shallow-arched window heads defined by brick voussoirs, bluestone window sills and panelled timber doors.

The other substantial Victorian property (albeit reduced in size from its original landholdings) is 'Brooklyn' at 132-134 Aphrasia Street. It has a wide frontage to Aphrasia Street with the principal facade of the original Late Victorian dwelling facing the side (east). The dwelling has unusual hipped roof forms with projecting gables, comprising gambrel-like roofs. There are rising-sun and palm frond motifs in the gable ends. Projecting on the east facade is a faceted two storey bay topped with a hipped roof. These roofs are clad in slate. The eaves are dentillated. The return verandah and balcony are supported by paired turned timber posts have curved solid timber balcony fretwork (with quatrefoil motif cut-outs between the posts) and similar fretwork to the verandah, but with panels of vertically-oriented introduced timberwork (at the main entrance) and original timber latticework (for the remainder of the verandah). There are face brick chimneys with multi-corbelled tops. The brick walls are accentuated by red brick bands and voussoirs. There are timber framed double hung windows. At the rear (west) and side (north) of the original dwelling are additions and introduced outbuildings.

Federation era dwellings

There are nine Federation dwellings in the precinct situated in Nantes and Steven Streets. Most of these houses are single storey, of timber construction and having hipped and gabled roof compositions with return or front post-supported verandahs such as the dwellings at 4 Nantes Street and 8 Nantes Street (this dwelling having a high brick base). More substantial and locally unusual examples - by virtue of their design and orientation - are 'Minnewanka', 1 Stephen Street and the neighbouring dwellings at 3 and 5A Stephen Street. 'Minnewanka' is a particularly unusual design of brick construction, featuring a faceted two storey bay at the north end, the main entrance being at the side. A more modest unusual example of the Federation style is the Bungalow at 8 Stephen Street with its principal gabled roof form that traverses the site and minor gabled wings at the front, together with a return verandah under the main roof. The composition and character of this dwelling is more in keeping with the gabled Bungalows of the interwar period.

The Federation era dwellings are:

- * 4 Nantes Street.
- * 8 Nantes Street.
- * 28 Nantes Street.
- * 1 Stephen Street.
- * 3 Stephen Street.
- * 5A Stephen Street.
- * 8 Stephen Street.
- * 14 Stephen Street.
- * 16 Stephen Street.

Interwar Era Dwellings

The majority of dwellings in the Newtown West Precinct are those built during the interwar era. Aphrasia Street is particularly identified by an homogenous row of primarily single storey, gabled timber and brick interwar Bungalow styled dwellings. They feature timber framed double hung windows, arranged in banks of three, projecting bays or singularly, have broad eaves, gable infill (battening, panelling and/or timber shingling) and

brick chimneys with plain cappings.

Within this grouping are variations in compositions. Five of the dwellings have main gabled roof forms that traverse the site, with projecting minor gables and flat-roofed front verandahs supported by brick piers and squat columns. Examples include the dwellings at 114 and 116 Aphrasia Street, a notable and substantial example being the dwelling at 130 Aphrasia Street, which features a rendered, broad-arched flat-roofed front porch as part of a projecting front gabled wing with front attic wing and shingled bellcast balconette in the gable end. Another unusual example of this type is the brick dwelling at 118 Aphrasia Street which has a main gabled roof that traverses the site, with projecting minor gables at the front, including an arched entrance porch with gabled brick bays, return verandah and bay windows. The roofs are clad in terra cotta tiles.

Another common Bungalow type in Aphrasia Street are the four dwellings with principal gabled roof forms that project towards the street frontage and feature minor projecting gabled wings (as verandahs) or projecting flat-roofed front porches. These porches are supported by brick piers and posts or columns. An example is the dwelling at 126 Aphrasia Street.

Another example of this type but with attic (including bellcast balconette above the front porch) is the dwelling at 124 Aphrasia Street. This same Bungalow type is also found at 2 Stephen Street.

In Stephen Street are 15 interwar dwellings the designs being more diverse than those in Aphrasia Street. At 12 Stephen Street is 'Nerrina', a brick dwelling with a principal gabled roof and projecting attic, front verandah and faceted bay window. Towards the western end of the street are some standard and contextually modest Bungalow types, including the dwellings at 20, 22 and 24 Stephen Street. A more refined and unusual example of the brick dwelling is at 18 Stephen Street, with its principal hipped roof form having a projecting gable in the main hipped roof face and a hipped front verandah supported by brick piers and squat tapered columns. Another unusual example is at 17 Stephen Street, with the principal hipped wing overlooking the private open space to the north.

At 5 Stephen street is a substantial Bungalow with a main gabled roof form that traverses the site, an attic with jerkin-head roofed wings projecting from the front and rear main gabled roof faces, and a verandah formed as an extension of the main roof on the north side. Similar examples of this type are the brick dwellings at 32 Stephen Street and 122 Aphrasia Street (this dwelling having been altered and extended). A later and modest Bungalow example of brick construction is the dwelling at 10 Stephen Street which features hipped roof forms (clad in tiles) with a projecting flat-roofed rectangular window bay at the front.

In Stephen St are also three substantial interwar Georgian Revival styled dwellings. Located at 11, 26 and 30 Stephen Street, they reflect the affluence of residential development in the 1920s and 1930s. The dwellings at 11 and 30 Stephen Street are of rendered brick construction with gabled roof forms, with tiled roof cladding and rendered chimneys. The dwelling earlier known as 'Hightrees' at 26 Stephen Street is constructed of 'concrete' construction and features a hipped roof form clad in tiles. All three dwellings have regular bays of windows although the symmetry of the dwelling at 30 Stephen Street is offset by the projecting rectangular bay on the east side.

In Nantes Street are 10 interwar Bungalows. Five of these timber dwellings at 12, 14, 18, 20 and 24 Nantes Street have attics within the main gabled roofs. There are more modest examples of the gabled Bungalow type, including those at 16 and 32 Nantes Street. The former is a brick example, being finely detailed. It has a traversing main gabled roof with projecting minor gabled wing at the front characterised by a bowed flat-roofed bay window. Later Bungalow examples include the dwelling at 2 Nantes Street, being two storey with a principal hipped roof form with widely projecting eaves, a minor hipped wing that projects on the east side (at the rear) and a flat-roofed verandah and balcony.

The interwar era dwellings in the Newtown West area are:

- * 112 Aphrasia Street.
- * 114 Aphrasia Street.
- * 116 Aphrasia Street.
- * 118 Aphrasia Street.
- * 120 Aphrasia Street.
- * 122 Aphrasia Street.
- * 124 Aphrasia Street.

- * 126 Aphrasia Street.
- * 128 Aphrasia Street.
- * 130 Aphrasia Street.
- * 136 Aphrasia Street.
- * 2 Nantes Street.
- * 6 Nantes Street.
- * 12 Nantes Street.
- * 14 Nantes Street.
- * 16 Nantes Street.
- * 18 Nantes Street.
- * 20 Nantes Street.
- * 24 Nantes Street.
- * 26 Nantes Street.
- * 32 Nantes Street.
- * 2 Stephen Street.
- * 4 Stephen Street.
- * 5 Stephen Street.
- * 10 Stephen Street.
- * 11 Stephen Street.
- * 12 Stephen Street.
- * 17 Stephen Street.
- * 18 Stephen Street.
- * 19 Stephen Street.
- * 20 Stephen Street.
- * 22 Stephen Street.
- * 24 Stephen Street.
- * 26 Stephen Street.
- * 28 Stephen Street.
- * 30 Stephen Street.
- * 32 Stephen Street.

Later Dwellings

Within the precinct are a small number of dwellings built after the interwar period in the later 20th century. They are:

- * 2/114 Aphrasia Street.
- * 22 Nantes Street.
- * 30 Nantes Street.
- * 6 Stephen Street.
- * 23 Stephen Street.

Vacant Land

As of February 2016, the sites at 7 and 9 Stephen Street were vacant (undeveloped).

Garages and Carports

Most garages and carports within the Newtown West Heritage Precinct are located to the rear or side of the dwellings (the outbuildings at the side mainly being recessive from the front). They are largely hipped and/or gabled in form and constructed in brick, timber and corrugated sheet metal, with either corrugated sheet metal or tiled roof cladding.

In Aphrasia, all garages and carports are located towards the rear of the dwellings. In Nantes Street, there are five introduced garages and carports projecting forward of the dwellings, with two carports at 12 and 18 Nantes Street being located near the front boundaries. Given the sloping topography of the sites and the elevated locations of the dwelling, the outbuildings do not dominate. On the north side of Stephen Street, garages were traditionally situated on the street boundary. The original hipped roofed garage at 'Minnewanka', 1 Stephen Street, still survives. Most of the properties on the north side of Stephen Street have garaging near the front (Stephen Street) boundary. Conversely, most of the properties on the south side of Stephen Street have recessive garages and carports, except for the introduced outbuildings at 2, 24 and 28 Stephen Street (the recently-constructed garage at 2 Stephen Street being the only forward-projecting double car garage on the south

side of the street).

Private Landscaping

The most substantial private landscape settings in the Newtown West Precinct are those associated with or located on part of the original 'Newtown Brae' property at 11-19 Stephen Street or the adjoining properties between 1 and 5A Stephen Street. These garden settings are located at the rear (north) of the properties and are substantial, with open grassed areas punctuated by various trees (mainly eucalypts), dating from the 20th century. At 'Newtown Brae', the large garden has been regenerated with numerous new plantings and landscape features. There is also more modest landscaping to the Stephen Street frontage. At 'Brooklyn' at 132-134 Aphrasia Street are early mature Cypress trees along the front boundary.

Generally, the front settings to properties in Aphrasia and Nantes Streets, and on the south side of Stephen Street, comprise open grassed areas, some with mature trees. There are side concrete driveways and front pedestrian paths.

Front Fencing

Throughout the precinct there is a mix of introduced fences, including variations in height. On the north side of Stephen Street, most of the fences are high and solid, following a tradition of higher fencing on the Stephen Street boundaries for these properties. Most of the front fencing in Aphrasia Street is approximately 1200-1300 mm in height, being typical for interwar era dwellings. In Nantes Street are some low boundary walls that have also been introduced.

No front fencing of the Victorian and Federation eras appears to exist. However, some front fences survive from the interwar period and contribute to the character and presentation of the properties. They include the fences at:

- * 112 Aphrasia Street (brick fence with expressed piers, approximately 1300 mm in height).
- * 114 Aphrasia Street (brick fence with expressed piers and curved bays, and concrete cappings to the piers and bays. The piers appear to be 1300 mm in height).
- * 126 Aphrasia Street (tubular steel and woven wire fence and pedestrian gate, approximately 1300 mm high. The bluestone fence base may have been introduced).

Urban Design and Infrastructure

In Aphrasia Street there are introduced concrete kerbs and channels with concrete footpaths (there being no nature strips). Early bluestone channels with concrete kerbs comprise the infrastructure in Nantes Street with the bluestone channels appearing to have been re-laid in recent years. In Stephen Street, there are introduced pigmented concrete kerbs with bluestone channels. In both Nantes and Stephen Streets are asphalt footpaths. There is only a narrow grassed nature strip on the north side of Stephen Street. There are no nature strips on the south side of Stephen Street and both sides of Nantes Street. Several properties in Nantes Street have concrete vehicular cross-overs. In Formosa Street is a Norfolk Island Pine tree in the narrow nature strips (adjacent to the northern boundary of the property at 5A Stephen Street) and other trees.

Integrity

The Newtown West Heritage Precinct includes 56 sites. Of this total, 41 properties contribute to the historical, architectural and/or aesthetic heritage values of the precinct. There are also eight places that have been altered but where the early designs and historical contribution to the precinct is discernible. The precinct is therefore of moderate-high integrity.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>